



8 Benedict Drive, Chelmsford, CM1 2SD

£425,000

\*\* NO ONWARD CHAIN - WALK TO STATION AND CITY CENTRE - GOOD SIZE GARDEN - TANDEM LENGTH GARAGE \*\* An extended FOUR BEDROOM SEMI DETACHED FAMILY HOME LOCATED ON THE VERY POPULAR BEECHENLEA DEVELOPMENT SITUATED IN A QUIET CUL DE SAC. The accommodation which does require modernisation is as follows. Ground floor: PORCH, HALL, SITTING ROOM, DINING ROOM, EXTENDED KITCHEN (21' Depth). First floor: FOUR BEDROOMS, BATHROOM AND SEPARATE WC. The property has gas radiator heating and upvc double glazing.

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## LOCALITY INFORMATION

There is a local parade of shops close by which includes Coop store, and a Tesco Express store on Waterhouse Lane also. In addition to being positioned in close proximity to both primary and secondary schooling, it is within walking distance of the city centre which has the mainline railway station to London Liverpool Street, two grammar schools and a wealth of shopping and recreational facilities.

## ACCOMMODATION COMPRISSES

Upvc double glazed entrance door to porch.

## ENTRANCE PORCH

Upvc double glazed windows, part glazed composite entrance door to hall.

## ENTRANCE HALL



Radiator, upvc double glazed window to side, stairs to first floor, frosted glazed doors to sitting room and kitchen.

## SITTING ROOM 14'10 x 12'4 (4.52m x 3.76m)



Radiator, feature fireplace, upvc double glazed window to front, wide opening through to the dining room.

## FURTHER VIEW



DINING ROOM 10'2 x 9'11 (3.10m x 3.02m)



Radiator, upvc double glazed window to rear, opaque glazed door to kitchen.

## EXTENDED KITCHEN 21 maximum x 8'6 (6.40m maximum x 2.59m)



REVERSE VIEW



LANDING

BEDROOM ONE 20'11 x 8'8 (6.38m x 2.64m)



Radiator, two fitted double wardrobes, upvc double glazed windows to front and rear.

REVERSE VIEW

BEDROOM TWO 13'7 x 11'9 (4.14m x 3.58m)



Radiator, built in cupboards, upvc double glazed windows to front and rear.

ADDITIONAL VIEW



BEDROOM THREE 10'6 x 8'11 (3.20m x 2.72m)



Radiator, airing cupboard also housing the Vaillant gas boiler, upvc double glazed window to rear.

#### FURTHER VIEW



**BEDROOM FOUR 9 x 7'10 (2.74m x 2.39m)**



Radiator, over stair cupboard, upvc double glazed window to front.

#### BATHROOM



White suite comprising panelled bath, pedestal wash hand basin, part tiled walls, radiator, frosted upvc double glazed window to rear.

#### SEPARATE WC



White low level wc, radiator, frosted upvc double glazed window to rear.

#### OUTSIDE

The front has ben paved for low maintenance and also provides ample off road parking.

#### GOOD SIZE REAR GARDEN



There is a large paved patio to the rear elevation. The remainder is laid to lawn with well stocked shrub borders and fenced boundaries. Useful storage area to one side of the house.

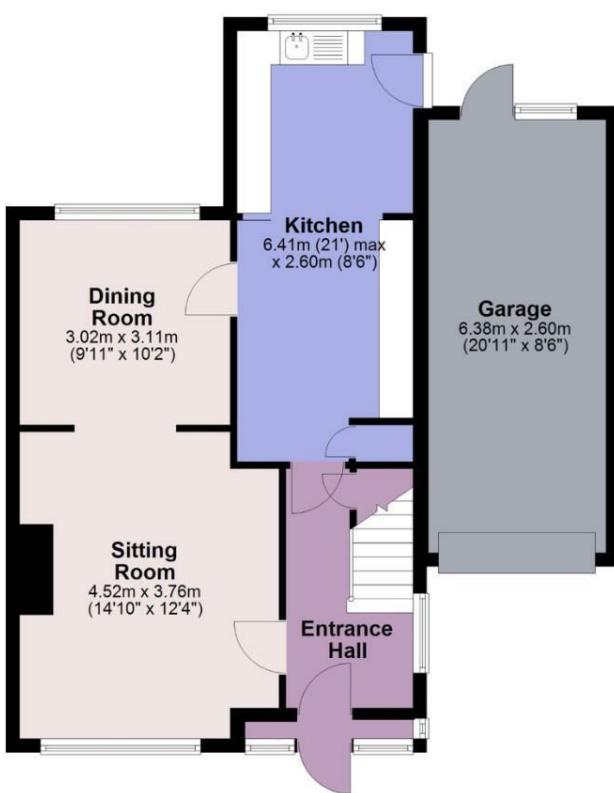
REAR ELEVATION



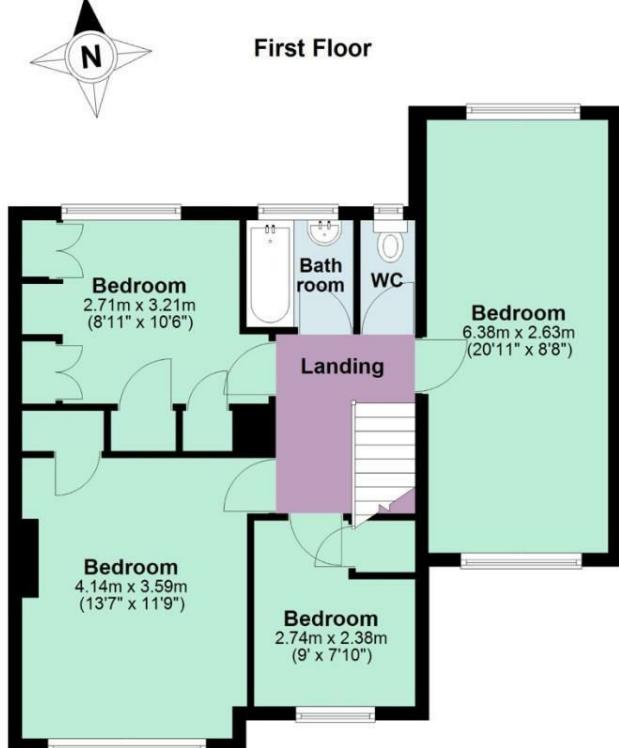
**TANDEM GARAGE 20'11 x 8'6 (6.38m x 2.59m)**

Up and over door, power and light connected, window to rear and part glazed door to rear garden.

## Ground Floor



## First Floor



## APPROX INTERNAL FLOOR AREA 131 SQ M (1410 SQ FT) (Including Garage)

This floorplan is for illustrative purposes only and is **NOT TO SCALE**

All measurements are approximate **NOT** to be used for valuation purposes

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ESTATE AGENTS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU

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