



20 Heathfield Road, Chelmsford, CM1 7DA

£385,000

**** NO ONWARD CHAIN - MODERNISATION REQUIRED - QUIET CUL DE SAC **** LARGE REAR GARDEN WITH EXCELLENT SCOPE FOR EXTENDING THE EXISTING HOUSE - STPP **** AMPLE PARKING AND DETACHED GARAGE TO SIDE **** A THREE BEDROOM END TERRACED FAMILY HOME WITH GREAT POTENTIAL. Ground floor: GOOD SIZE HALL, SITTING ROOM, KITCHEN (needs updating) WITH OPEN ASPECT TO THE DINING AREA, OFFICE (accessed via the wooden lean to). First floor: THREE BEDROOMS AND SHOWER ROOM. The property has gas radiator heating and upvc double glazed windows.

ACCOMMODATION COMPRISES

Solid wood entrance door with opaque glazed window to hall.

GOOD SIZE ENTRANCE HALL



Radiator, stairs to first floor with space below.

SITTING ROOM 14'1 x 11'2 (4.29m x 3.40m)



FURTHER VIEW



KITCHEN/DINER (needs updating) 17'8 x 9'8 (5.38m x 2.95m)



KITCHEN AREA: requires updating and currently has a range of fitted units. Upvc double glazed window to rear.

DINING AREA: Radiator, full length upvc double glazed window to rear, access to kitchen and upvc double glazed door to lean to.

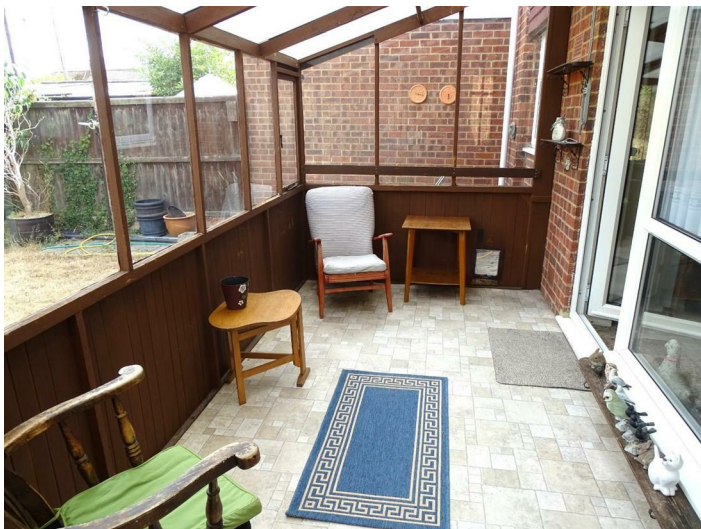
DINING AREA



FURTHER VIEW



LEAN TO



Divided in to two areas measuring 11'6 x 6'8 and 9'8 x 8'10

Glazed windows and doors to garden and office.

OFFICE 19'4 maximum x 8'10 (5.89m maximum x 2.69m)



This room could be used for a multiple purposes.

LANDING

Cupboard housing the 'Ideal' gas combination boiler, access to roof space.

BEDROOM ONE 12'6 x 9'4 (3.81m x 2.84m)



Radiator, three built in double wardrobes, upvc double glazed window to front.

BUILT IN WARDROBES



BEDROOM TWO (lovely garden views) 9'10 x 8'10 (3.00m x 2.69m)



Radiator, upvc double glazed window to rear.

VIEW TO GARDEN



BEDROOM THREE 8'9 x 8 (2.67m x 2.44m)



Radiator, stairwell area to one corner, upvc double glazed window to front.

SHOWER ROOM



White suite comprising pedestal wash hand basin, low level wc, shower unit, fully tiled walls, radiator, frosted upvc double glazed window to rear.

FURTHER VIEW



FRONT GARDEN

A small triangular shape bedding area.

LONG DRIVEWAY AND DETACHED GARAGE 19'6 x 13 (5.94m x 3.96m)



A long driveway provides ample off road parking with wooden gates leading to further parking and the detached brick built garage with an up and over door and personal door to the garden.

LARGE REAR GARDEN



An extremely rare find to have such a large garden for this style of property. The majority is laid to lawn with numerous shrubs and trees.

LOWER LEFT HAND CORNER

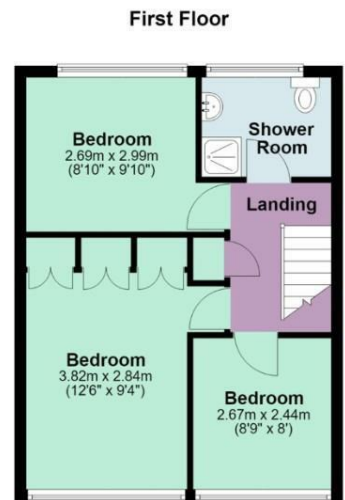
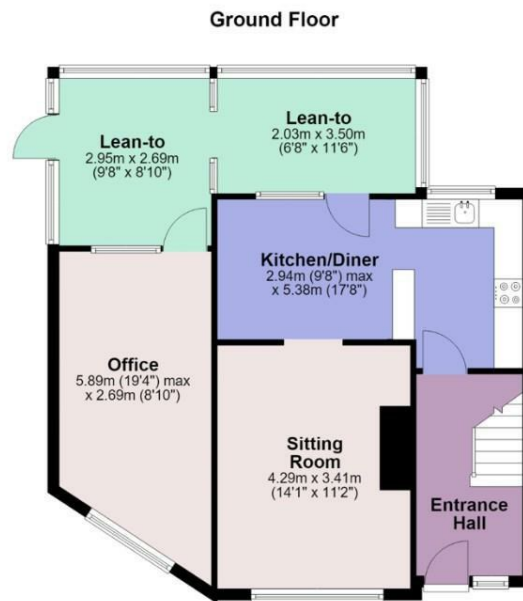
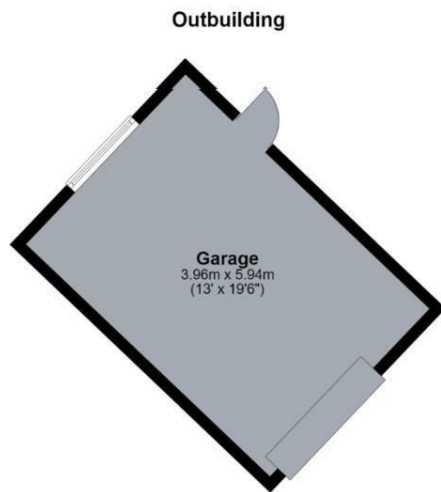


ADDITIONAL VIEW



REAR ELEVATION





APPROX INTERNAL FLOOR AREA
105 SQ M (1130 SQ FT) (Includes Lean to & Office)
OUTBUILDING 24 SQ M (260 SQ FT)
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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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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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