



Brent Avenue, Chelmsford, CM3 5SQ
£450,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated in a popular residential area of South Woodham Ferrers, this spacious four bedroom detached home offers well-proportioned and versatile accommodation, making it an ideal family home. The ground floor comprises an entrance hallway, generous living room, separate dining area, fitted kitchen, utility room and a useful downstairs cloakroom. The property also benefits from a conservatory overlooking the rear garden, providing an additional reception space ideal for relaxing or entertaining. Upstairs, there are four well-proportioned bedrooms together with a family bathroom. The accommodation offers plenty of flexibility for family living, with the bedrooms also providing the option for a home office or guest room if required. Externally, the property benefits from a good-sized rear garden, while to the front there is a driveway providing parking and access to the integral garage. Freehold, EPC - TBC, Council Tax Band - D

Living Room

20'1" x 11'5" (6.14 x 3.48)

Double glazed window to front and double glazed doors to rear aspect, laminate to floor, smoothed ceiling, radiator to wall.

Dinning Room

14'6" x 9'6" (4.43 x 2.92)

Double glazed window to rear aspect, stairs leading to first floor, laminate to floor, smoothed ceiling.

Conservatory

11'10" x 9'0" (3.62 x 2.75)

Double glazed window to rear and side aspect, laminate to floor, door leading to garden.

Kitchen

10'8" x 10'6" (3.26 x 3.21)

Modern fitted kitchen with ample storage and worktop space, integrated double oven and microwave, gas hob with extractor, and sink beneath a rear-facing window.

Utility Room

10'0" x 6'9" (3.06 x 2.06)

Practical utility room with space for a fridge/freezer, washing machine and additional storage, double glazed window to rear aspect looking over the garden.

Downstairs W/C

6'1" x 3'2" (1.87 x 0.98)

Smoothed ceiling, tiled to floor and walls, low level w/c

Garden

Bedroom One

11'8" x 11'1" (3.56 x 3.38)

Double glazed window to rear aspect, carpet to floor, smoothed ceiling, built in wardrobe, radiator to wall.

Bedroom Two

11'5" x 11'1" (3.48 x 3.38)

Double glazed window to rear aspect, carpet to floor, smoothed ceiling, built in wardrobe, radiator to wall.

Bedroom Three

8'6" x 8'2" (2.61 x 2.50)

Double glazed window to front aspect, carpet to floor, smoothed ceiling, radiator to wall.

Bedroom Four

8'8" x 6'11" (2.65 x 2.12)

Double glazed window to front aspect, carpet to floor, smoothed ceiling, radiator to wall.

Family Bathroom.

7.6 x 5.5 (2.13m.1.83m x 1.52m.1.52m)

VCu double glazed window to front panel enclosed shower bath, pedestal wash hand basin, low level w.c., fully tiled to walls,

Agents Note

Agents Note & Money Laundering & Referrals

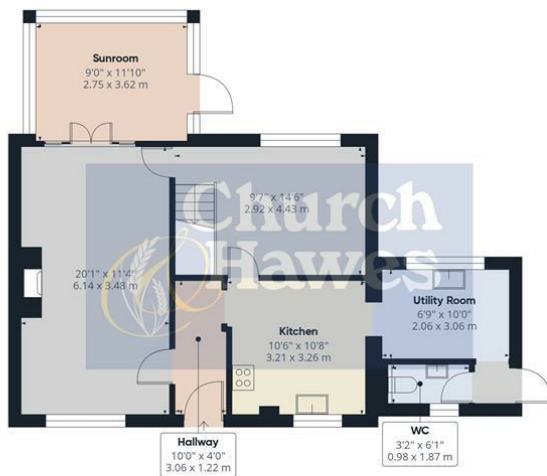
AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are

approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

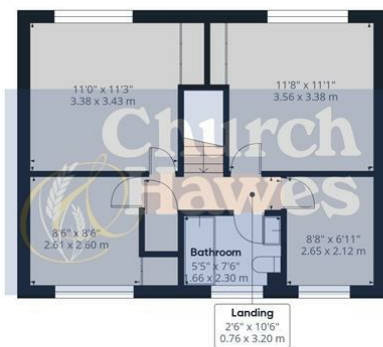
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Outside



Floor 0



Floor 1



Approximate total area⁽¹⁾

1232 ft²
114.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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