



4 Hearsall Avenue, Chelmsford, CM1 7DD

£305,000

\*\* NO ONWARD CHAIN - MODERNISATION REQUIRED - LARGE PLOT - SCOPE TO EXTEND TO REAR \*\* A TWO DOUBLE BEDROOM semi detached bungalow with accommodation to include PORCH, HALL, 23' LOUNGE/DINER, KITCHEN, TWO DOUBLE BEDROOMS, SHOWER ROOM. The property has gas radiator heating, upvc double glazing and a shared driveway to side leading to a detached garage. It is situated in a quiet and popular area.

#### LOCALITY INFORMATION

The property is situated close to a Coop store on Broomfield Road. There are frequent bus services in to the city centre which has the mainline railway station to London and a wealth of shopping and recreational facilities which include the Bond Street shopping quarter with a John Lewis store. There is easy access to Broomfield hospital.

#### ENTRANCE PORCH

Double glazed door to porch. Part glazed door to hall.

#### ENTRANCE HALL

Radiator, access to roof space, cupboard housing Worcester combination gas boiler.

LOUNGE/DINER 23'10" x 10'11" to lounge area, narrowing to 8'0" (7.28 x 3.33 to lounge area, narrowing to 2.46 to d)



York stone fireplace with plinths to either side, two radiators, upvc double glazed window to rear, double glazed patio doors to rear garden.

#### FURTHER VIEW



KITCHEN 8'11" x 6'6" (2.72 x 2)

In need of updating.

Currently has worktops with drawers and cupboards below and eye level cabinets, four ring electric hob, oven/grill, built in double cupboard, upvc double glazed window to side, frosted upvc double glazed door to side.

BEDROOM ONE 10'10" x 10'7" (3.32 x 3.24)



Radiator, bow upvc double glazed window to front.

BEDROOM TWO 12'0" x 10'6" maximum (3.66 x 3.21 maximum)



Radiator, bow upvc double glazed window to front.

#### SHOWER ROOM

Comprising pink suite with low level wc, vanity wash hand basin, shower tray, radiator, fully tiled walls, frosted upvc double glazed window to side.

#### OUTSIDE

The front garden has a small lawned area, flower and shrub borders and is partially brick paved.

### SHARED DRIVEWAY TO DETACHED GARAGE

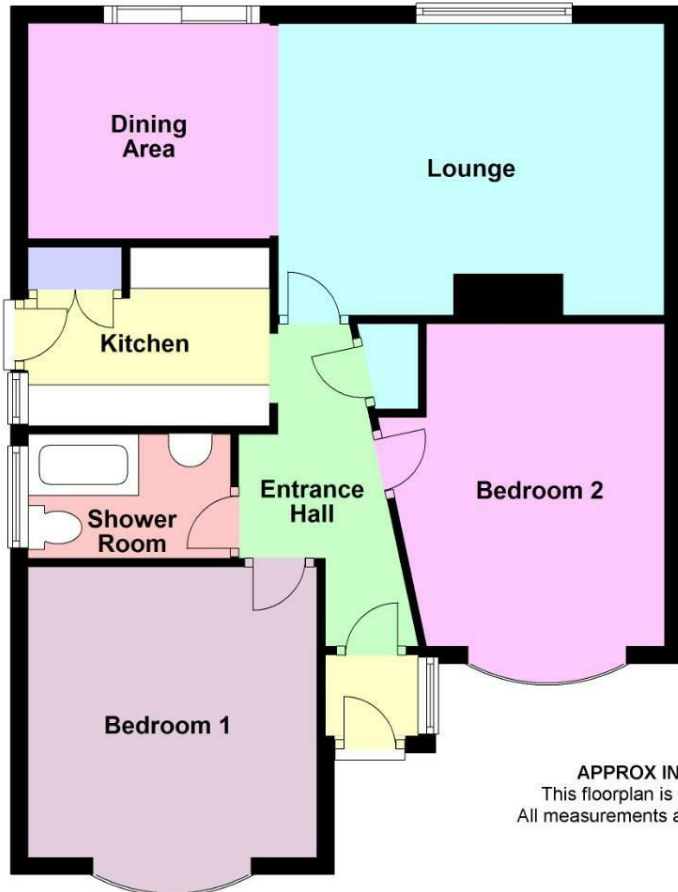


There is a shared driveway to the side which leads to a detached garage with up and over door and side door.

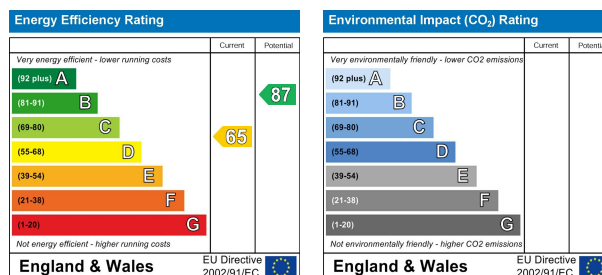
### LARGE UNOVERLOOKED REAR GARDEN

There is a crazy paved patio to the rear elevation. The remainder is laid to lawn with shrub borders and fenced and walled boundaries.

### Ground Floor



APPROX INTERNAL FLOOR AREA 61 SQ M (660 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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