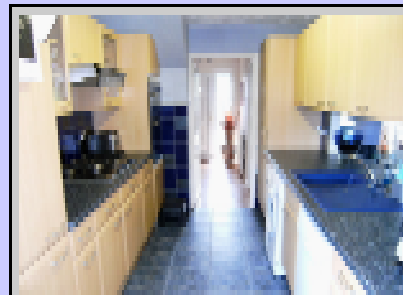
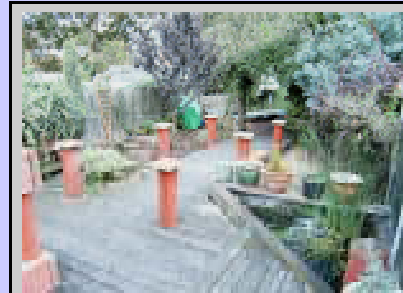


Chelmer Homes

Estate Agents
Financial Services

REF: 865P

**EXTENDED TERRACED HOUSE WITH THREE GOOD SIZED BEDROOMS AND ADDITIONAL FAMILY ROOM.
CONVENIENTLY LOCATED FOR LOCAL SHOPS AND SCHOOLS**

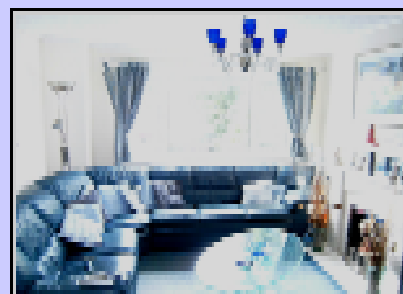


**27 DONALD WAY,
MOULSHAM LODGE,
CHELMSFORD, ESSEX
PRICE £189,950**



- **THREE GOOD SIZED BEDROOMS**
- **BATHROOM**
- **LOUNGE/DINING ROOM**
- **FAMILY ROOM**
- **FITTED KITCHEN**
- **DOUBLE GLAZING**
- **GAS CENTRAL HEATING**
- **55FT REAR GARDEN**

**VIEWING: STRICTLY BY PRIOR APPOINTMENT WITH
CHELMER HOMES**



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These particulars do not constitute an offer or contract. Interested parties must personally verify their accuracy. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. Chelmer Homes do not make or give, whether during negotiations in these particulars or otherwise, any representation or warranty in relation to this property. All negotiations through Chelmer Homes. Credit Brokerage Licence No 597330.

THE ACCOMMODATION**RECEPTION HALL 10'9" x 5'9" (3.28m x 1.75m)**

Front door with double glazed side screen, staircase to first floor and understairs storage cupboard, coved ceiling, radiator.

KITCHEN 10'9" x 7'6" (3.28m x 2.29m)

Open plan to family room. Tiled walls around the working surfaces with inset sink and drainer with mixer tap, Bosch 5 ring gas hob with matching extractor fan above, range of base units with light wood effect finish, 6 matching wall cupboards and 2 glazed fronted cabinets. Built-in Bosch double oven with cupboard under, housing for fridge/freezer, full height cupboard containing Ideal Mexico gas central heating boiler, plumbing for washing machine and dishwasher, ceramic tiled floor.

LOUNGE/DINING ROOM 24'0" x 11'3" (narrowing to 9'3") (7.32m x 3.43m)(2.82m)

Double glazed window to front, attractive contemporary fireplace with white marble surround and hearth containing coal effect gas fire, TV point, telephone point, dimmer switch, wide serving hatch from kitchen to dining area, glazed door to family room, coved ceiling and two radiators.

FAMILY ROOM 16'0" x 8'0" (4.88m x 2.44m)

Double glazed window overlooking the rear garden and door leading onto full width deck. Work surface with three base units.

FIRST FLOOR

LANDING Access to loft space.

BEDROOM ONE 12'0" x 11'6" (min) (3.66m x 3.51m)

Spacious room with four fitted full height double wardrobes and single mirror fronted corner unit. Double glazed window to front, radiator.

BEDROOM TWO 11'0" x 10'3" (3.35m x 3.12m)

Double glazed window to rear, radiator.

BEDROOM THREE 9'0" x 6'0" plus 4'3" x 3'3" (2.74m x 1.83m) (1.3m x 0.99m)

'L' shaped room with double glazed window to front, worktop to one wall with cupboards under, radiator.

BATHROOM

Paneled bath with fitted shower unit and screen, vanity unit comprising inset basin with range of cupboards and drawers, fitted wall mirror with spotlight illumination, tiled walls, leaf patterned double glazed window, built-in Airing Cupboard with shelving and lagged water cylinder.

SEPARATE WC

Close coupled WC, fully tiled walls, small patterned double glazed window.

OUTSIDE

Attractive front garden laid for ease of maintenance with low coped brick wall to frontage, slate and pebble covered borders, mature shrubs and pathway leading to the house and sideway which leads to the rear garden. Adjoining the house is an extensive Deck with ornamental wall to side and steps leading down to a wide path giving access to a further deck at the rear. There is a Garden Shed, triangular shaped fishpond, copper beech and clematis and honeysuckle covered arch. The rear garden has a depth of about 55ft

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MOULSHAM LODGE

Moulsham Lodge is a residential area located on the south western side of Chelmsford and it enjoys excellent road communications with nearby access points onto the A12, A130 and A414. The M25 London Orbital Motorway is 15 miles distant. There is a regular bus service to Chelmsford town centre which is within 2 miles, and the commuter can take advantage of the Great Eastern railway service to Liverpool Street, London (35mins). Moulsham Lodge has a wide range of facilities and activity groups, there is a shopping parade comprises 16 shops catering for everyday needs and a Tesco superstore is within about 1.5 miles. There are several pre-school playgroups, Moulsham Primary and High Schools, community and sports centres, three churches, medical centre and doctors practice.

NOTES 1/ Measurements are provided for guidance only and are shown to the nearest 3 inches. Metric equivalent based on 1 inch = 25.4mm.
2/ Photographs are provided for illustrative purposes and some items pictured may not be included in the sale. Please check sales particulars for specific fixtures/fittings to be left.
3/ We have not tested electrical, gas or other appliances.
4/ These particulars do not constitute an offer or contract. Interested parties must personally verify their accuracy. Chelmer Homes do not make or give any warranty in relation to this property.
5/ We endeavour to ensure that our sales particulars are correct however if there is any point or concern of particular importance please contact this office before viewing, especially if contemplating travelling some distance to view the property. It is advisable to arrange viewing appointments in advance so not to be disappointed on the day.