

# Chelmer Homes

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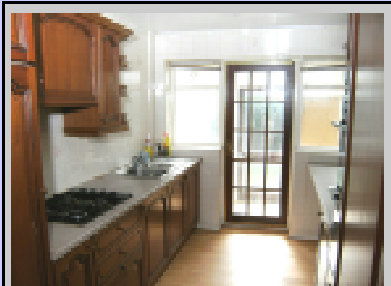
REF: 867P

**THREE BEDROOM FAMILY HOUSE WITH WIDE FRONTAGE, OWN DRIVEWAY AND LARGE DOUBLE GARAGE  
CONVENIENTLY SITUATED FOR LOCAL SHOPS AND SCHOOLS  
NO ONWARD CHAIN**



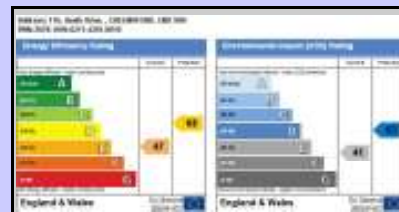
**116 HEATH DRIVE  
MOULSHAM LODGE  
CHELMSFORD  
CM2 9HG**

**PRICE £249,950**



- **THREE BEDROOMS**
- **SHOWER ROOM**
- **24'9" LOUNGE/DINING ROOM**
- **FITTED KITCHEN**
- **REAR LOBBY**

- **RECEPTION HALL**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZED WINDOWS**
- **LARGE DOUBLE GARAGE**
- **GARDENS**



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



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**THE ACCOMMODATION****RECEPTION HALL            12'6" x 5'9" (3.89m x 1.75m)**

Paneled front door with patterned glazed side screen, staircase to first floor and understairs storage cupboard, wood laminate floor, radiator.

**LOUNGE/DINING ROOM    24'9" x 11'0" (narrowing to 9'0") (7.54m x 3.35m)(2.74m)**

Double glazed bow window to front with display shelf and patio sliding doors to rear garden. Fireplace with marble effect inset and hearth and wood surround containing coal effect has fire, TV aerial and telephone points, coved ceiling, wood laminate floor, radiator.

**KITCHEN                        10'3" x 7'9" (3.12m x 2.36m)**

Inset one and a half bowl stainless steel sink and drainer, range of six cupboard and drawer base units in oak finish, matching unit containing refrigerator with cupboards above and below, built-in **Hotpoint double oven** with cupboards above and below. Five wall cupboards and glazed fronted display cabinet, corner display unit and **concealed extractor fan** over **New World 4 ring gas hob**. Concealed lighting over working surfaces. Matching door concealing Stelrad Ideal Mexico gas central heating boiler. Wood laminate floor, radiator, glazed door to rear lobby.

**REAR LOBBY                    7'0" x 4'3" (2.13m x 1.30m)**

Patterned glazed wood to outside, plumbing for washing machine.

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**FIRST FLOOR****LANDING**

Pull down ladder gives access to the **LOFT ROOM (10'9" x 6'3" + 6'3" return (3.28m x 1.91m + 1.91m) floor measurement)** with skylight window and power connected. An ideal storage area. Access door to loft itself.

**BEDROOM ONE                13'9" x 10'6" (4.19m x 3.20m)**

Wide double glazed window to front, dimmer switch and ceiling fan, radiator.

**BEDROOM TWO                10'0" x 9'0" excl door recess (3.05m x 2.74m)**

Double glazed window to rear, built-in Airing Cupboard with water cylinder, radiator.

**BEDROOM THREE            10'6" (max) x 6'6" (3.20m x 1.98m)**

Double glazed window to front, built-in wardrobe, ceiling fan and radiator.

**SHOWER ROOM                7'9" x 5'6" (2.36m x 1.68m)**

Originally fitted as bathroom. Aqualisa shower cubicle, pedestal hand basin and close coupled WC. Tiled walls, medicine cabinet, patterned glazed window and radiator.

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**LARGE DOUBLE GARAGE      26'0" x 19'9" (7.93m x 6.02m)**

Two up and over doors, electric light and power connected, window and personal door to rear. Part at rear partitioned as separate workroom having window and outside door.

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**GARDENS**

The property enjoys a wide road frontage with independent driveway flanked by silver birch providing parking space for several vehicles and leading to the detached garaging. Front garden laid to lawn and side pathway with wrought iron gate gives access to the small rear garden which is laid to further lawn and screened by conifers.

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**NOTES**

THERE IS NO ONWARD CHAIN

**VIEWING**

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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 1inch = 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.
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