



Brook Lane, Chelmsford, CM2

£550,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 4

GUIDE PRICE £550,000 - £570,000 **BEAUTIFUL COUNTRYSIDE VIEWS, OFF STREET PARKING, CLOSE TO LOCAL SCHOOL AND AMENITIES**

Key features:

- Four double bedrooms
- Off street parking
- Close to amenities and schools
- Beautiful countryside views
- Semi rural location
- Ensuite to master bedroom
- Constructed 2007

Extra info:

- **Property Age:** 12 years
- **Council Tax:** Band E (£217.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



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The property is conveniently located within half a mile of local shops, schools, a library and amenities. The ground floor has two reception rooms, a cloakroom and a kitchen. The first floor offers four double bedrooms, a family bathroom and en-suite to the master bedroom. Externally the property provides off street parking for two vehicles to the front and a large carport leading to a single garage to the rear. There is an enclosed rear garden accessed from both sides of property.

The entrance hall leads to a large dining room with a bay window. The room contains an integral storage cupboard.

The lounge is located at the rear of the property with double doors leading to the garden. The room has a working fireplace.

The kitchen has ample storage space with integrated dishwasher, washing machine, fridge and freezer. French doors lead to the garden.

Stairs lead to first floor landing. The master bedroom has two double fitted wardrobes and double glazed window offering stunning views out to the nearby countryside. Ensuite comprises of toilet, shower and basin.

Bedroom two and three are to the front of the property. Good sized double rooms with double glazing. Bedroom four is link attached and has windows to the front and to the rear.

The accommodation with approximate room sizes as follows;

Entrance Hall - tiled floor, doors leading to lounge, kitchen, downstairs cloakroom and storage cupboard.

Dining Room - (13' x 11'1") Double glazed window to front, radiator and storage cupboard. Laminate floor.

Lounge - (14'8 x 12'11") Feature fireplace, radiator, french doors leading to garden. Laminate floor.

Kitchen - (16'4 x 8'8") Double glazed window to front, french doors to rear. Double oven, gas hob and extractor fan. Integrated dishwasher, fridge, freezer, washing machine. Tiled floor.

Downstairs cloakroom - low level WC and basin, radiator, tiled floor.

First floor landing - Doors to all bedrooms, family bathroom, natural sky light to ceiling, loft hatch, radiator, airing cupboard housing immersion tank.

Master bedroom - (14'4 x 13") Double glazed windows, large fitted wardrobes, radiator, door to ensuite.

Ensuite - low level WC, basin, fully tiled enclosed shower, radiator, tiled flooring.

Bedroom 2 - (13' x 9'5") Double glazed windows, radiator.

Bedroom 3 - (13'10 x 9'4") Double glazed window, radiator.

Bedroom 4 - Double glazed windows to front and rear, radiator.

Family Bathroom - Panel bath with mixer shower tap, low level WC, basin, heated towel rail, fully tiled walls and laminate floor.

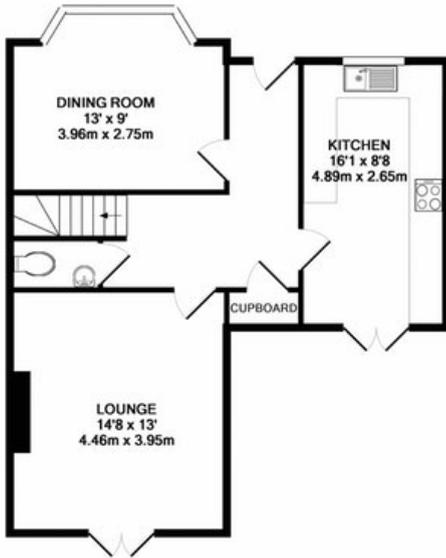
Exterior:

Block paved drive with car port leading to single garage.

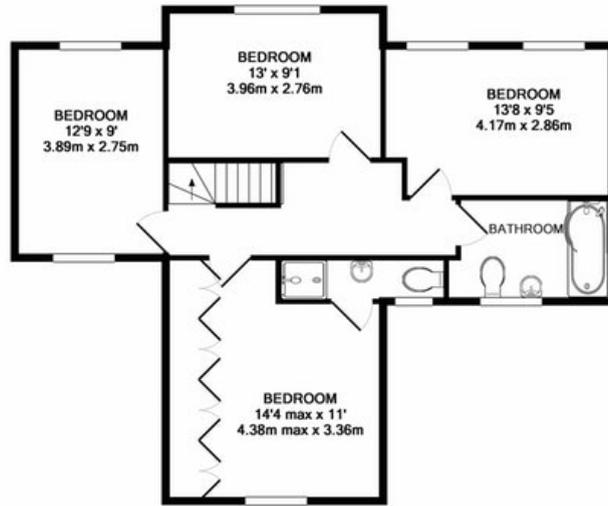
Rear Garden - (51' x 49') Mature trees to border, patio area in front of lounge doors and kitchen, rest laid to lawn.

Front Garden - Hedge border, rest laid to lawn.

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 603 SQ.FT.
(56.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 710 SQ.FT.
(65.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1312 SQ.FT. (121.9 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate

35, Brook Lane, Galleywood, CHELMSFORD, CM2 8NL

Dwelling type: Detached house	Reference number: 8706-8186-1429-7527-8413
Date of assessment: 28 April 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 28 April 2019	Total floor area: 101 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,328
Over 3 years you could save	£ 129

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 240 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 129 over 3 years </div>
Heating	£ 1,743 over 3 years	£ 1,752 over 3 years	
Hot Water	£ 345 over 3 years	£ 207 over 3 years	
Totals	£ 2,328	£ 2,199	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

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

Current	Potential
70	80

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 129
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 939

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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