



Chelmsford
£450,000
3-bed semi detached house

Waterhouse Lane

This attractive 1930s semi detached house offers an excellent opportunity to create an ideal family home, combining generous living accommodation with huge potential to extend further to the rear and into the loft (stpp). The property features a spacious 23'9" lounge, providing a comfortable reception room, while to the rear is an impressive extended open plan kitchen/diner, creating a sociable and practical space for modern family living and entertaining. There is also a ground floor shower room. Externally, the rear garden offers plenty of space for entertaining, together with a summer house providing a versatile additional space that could be used as a home office, hobby room or retreat. To the front, the driveway provides parking for several vehicles.

The location is particularly appealing for families and commuters, with Chelmsford train station approximately 0.7 miles away, providing convenient rail connections. Central Park is also within close proximity, while Westlands Primary School and Chelmsford's grammar schools are both within a short walk. For everyday shopping, ALDI and M&S are approximately 0.9 miles away located at the popular Clock Tower Retail Park.

Chelmsford
11 Duke Street
Essex CM1 1HL

Sales
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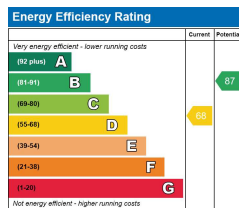
Floor Plans



Features

- 1930's semi detached family home
- Scope to extend to rear and into loft (stpp)
- 0.7 mile walk to Chelmsford train station
- Extended open plan kitchen/diner
- 23'9 lounge
- Large garden with summer house
- Close proximity to Central Park
- Short walk to various schools
- 0.9 mile walk to the Clock Tower Retail Park
- Driveway parking for several vehicles

EPC Rating



The Nitty Gritty (Toy Story Edition)

Tenure: Freehold

Band D is the council tax band for this property with an annual amount of £2,167.83.

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Should your offer on one of our properties be accepted and you decide to proceed with the purchase, there will be an administration charge of £36 inc. VAT per person (non-refundable) to complete our Anti-Money Laundering identity checks. Think of it as making sure everybody in Andy's room is who they say they are!

