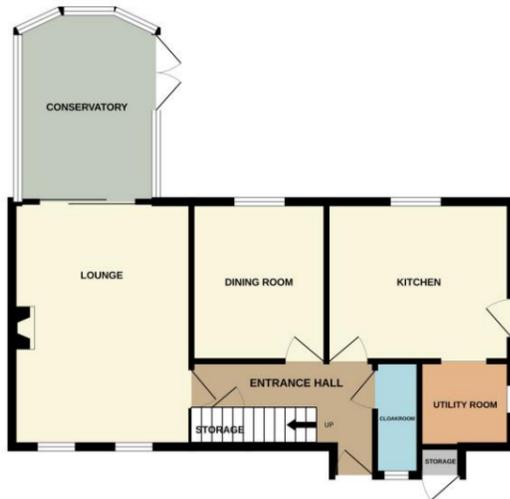




Ardent estates

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

8 Wickfield Ash, Chelmsford, CM1 4UT

Situated in the popular Newland Springs area this spacious 4 bedroom family home features a DOUBLE GARAGE, driveway parking, conservatory and pleasant rear garden. This impressive property is being sold with NO ONWARD CHAIN.

Price £565,000 Freehold

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Kitchen
12'1" (3.68m) x 9'8" (2.95m)
 window to rear, door to side, oven, hob, extractor fan, range of base and wall units, work surfaces, sink, radiator

Utility Room
6'0" (1.83m) x 5'10" (1.78m)
 window to side, work surfaces, wall units, radiator

Front
 lawned area., driveway leading to double garage.

Double Garage
17'10" (5.44m) x 16'6" (5.03m)
 2 up and over doors, power, eaves storage, access to garden

Garden
 patio area, lawn area, shrub borders, space to side, side access, water tap, large tree, access to garage

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- 4 Bedrooms
- No Onward Chain
- En Suite
- Conservatory
- Close To Local School & Amenities
- Easy access To City Centre & Train Station
- Double Garage
- Driveway Parking

Situated in the popular Newland Springs area of Chelmsford this spacious 4 bedroom family home features a DOUBLE GARAGE, driveway parking, conservatory and pleasant rear garden. This impressive property is being sold with NO ONWARD CHAIN. The accommodation consists of 4 bedrooms with an en suite to master, a family bathroom and landing with loft access on the 1st floor. On the ground floor there is a large lounge with access to the conservatory, dining room, kitchen with access to the garden and a utility room. The double garage can be accessed via driveway. The rear garden is a good size.

The property is ideally located providing easy access to the city centre and train station with the local primary school and other amenities close by.

Bedroom 1
14'8" (4.47m) x 9'8" (2.95m)
 window to rear, radiator

En Suite
 window to side, shower cubicle, wc, wash basin, wall units, radiator

Bedroom 2
10'4" (3.15m) x 9'9" (2.97m) Max
 window to rear, 2 wardrobes, radiator

Bedroom 3
9'9" (2.97m) x 6'9" (2.06m)
 window to rear, radiator

Bedroom 4
8'4" (2.54m) x 6'9" (2.06m)
 window to front, radiator

Bathroom
 window to front, bath with shower over, wc, wash basin, radiator

Landing
 window to front, airing cupboard, loft access - ladder and partially boarded

Entrance Hall
 under stairs storage, radiator

Cloakroom
 window to front, wc, wash basin, radiator

Lounge
16'1" (4.9m) x 11'9" (3.58m)
 2 windows to front, feature fireplace, 2 radiators, sliding doors to conservatory

Conservatory
12'6" (3.81m) x 9'1" (2.77m)
 windows to rear and sides, double doors to garden, radiator

Dining Room
9'8" (2.95m) x 9'0" (2.74m)
 window to rear, radiator

