

# HOME



**Chelmsford**  
**£525,000**  
**4-bed semi-detached house**

## Bruce Road

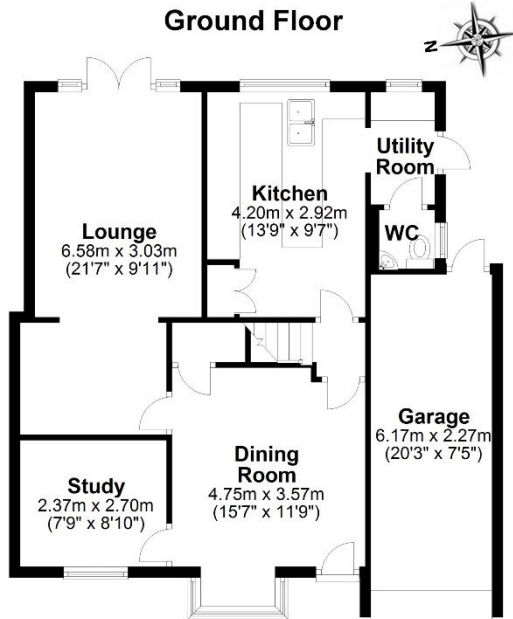
Situated in this sought after village location, is this extended four bedroom, semi detached property, offering well proportioned family accommodation throughout. The accommodation comprises, a dining room with an entrance door and a double glazed box window to the front aspect, as well as a useful storage cupboard. Leading off the dining room is a study/playroom. There is a good sized lounge with double glazed French doors leading directly onto the rear garden. A inner hallway, with staircase rising to the first floor, gives access to a fitted kitchen. The kitchen is well fitted with a range of base units set around a central island unit with an inset sink. There is fitted Rangemaster classic 90 cooker with extractor hood above and an integrated dishwasher and fridge. Accessed from the kitchen is a useful utility room with space and plumbing for a washing machine as well as a ground floor cloakroom. Upstairs there are four good sized bedrooms. The master bedroom has an en suite bathroom/shower room. In addition, there is a family bathroom WC. To the front of the property there is off-road parking and a garage, which is fitted with an electric roller door. The rear garden is approximately 60' in depth with a full width patio area. The garden is laid principally to lawn with a concrete store shed at the rear.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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## Floor Plans

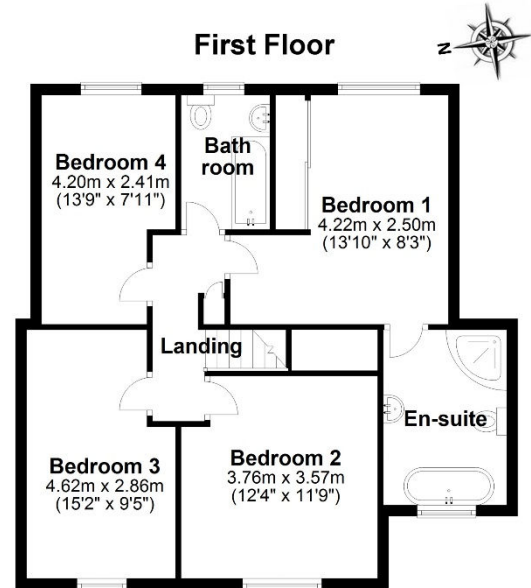


APPROX INTERNAL FLOOR AREA  
74 SQ M 801 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
142 SQ M 1530 SQ FT

Including Garage  
This plan is for layout guidance only and is  
NOT TO SCALE

Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.

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APPROX INTERNAL FLOOR AREA  
68 SQ M 729 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
142 SQ M 1530 SQ FT

Including Garage  
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NOT TO SCALE

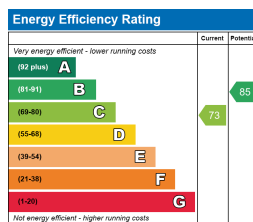
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## Features

- Two storey rear & side extension
- Four bedrooms
- Sought after village location
- Three reception rooms
- Ground floor cloakroom & utility room
- Walking distance to bars & restaurants
- Walking distance to village green & duck pond
- Convenient for Hylands park
- Approx 60' rear garden
- Garage & driveway

## EPC Rating



## The Nitty Gritty

Tenure: Freehold

Council Tax: The Council tax for this property is band C with an annual amount of £1,807.60

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

