



# Well Lane, Galleywood Chelmsford

Guide Price £675,000 - £700,000



Palmer & Partners are proud to present to the market this four bedroom detached home situated in the desirable area of Galleywood, to the south of Chelmsford offering easy access to the train station with a direct line to London Liverpool Street with a journey time as fast as 32 minutes, good local schooling, easy road links to the A12, M25 and Shenfield where you can access the Elizabeth Line directly to LHR and Galleywood Common providing pleasant walks and open spaces.

The recently renovated property comprises an open plan modern kitchen/dining room, a good sized living room with a feature log burner, a study and cloakroom on the ground floor. Upstairs is the main bedroom with an en suite shower room, three further bedrooms, and a family bathroom.

The property is further enhanced by a private landscaped garden with large patio area perfect for outside entertaining, double garage with electric roll top door and ample parking to the front for 4-5 vehicles.

With Properties in this area in high demand, Palmer & Partners would advise an early internal viewing to avoid disappointment. EPC: C



**Entrance Hall** Enter via double glazed door with glass panels to either side, stairs rising up to the first floor with feature carpet runner, radiator, doors leading off to;

**Cloakroom** Double glazed obscured window to the front, low level WC, wash hand basin with storage beneath, heated towel rail.

**Lounge** 3.7 x 6.9. Double glazed windows to the front and side, feature log burner, two double radiators.

**Study** 2.1 x 2.2. Double glazed window to the side, radiator.

**Dining Area** 4.6 x 2.9. Double glazed window to the side, French doors giving access to the rear garden, radiator, opening leading into the kitchen.

**Kitchen** 3.8 x 3.9. Double glazed French doors and window to the rear, modern gloss kitchen with low and eye level units, granite worktops over with stainless steel under mounted sink and drainer, eye level oven and grill with warming draw, four ring induction hob with one gas ring and electric extractor fan over, space



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and plumbing for washing machine and slimline dishwasher, space for fridge freezer; water softener and under stairs storage cupboard.

**First Floor Landing** Double glazed window to the rear, doors leading off to;

**Bedroom** 3.6 x 4.8. Double glazed window to the front, double radiator, eaves storage, door to en suite.

**En Suite Shower Room** Obscured double glazed window, single shower cubicle, wall hung wash hand basin with storage beneath and WC.

**Bedroom 2** 4.1 x 2.8. Double glazed window to the side, radiator.

**Bedroom 3** 2.8 x 3.1. Velux window to the side, window to the rear, eaves storage, radiator.

**Bedroom 4** 2.0 x 2.6. Double glazed window to the side, built in wardrobes and radiator.

**Bathroom** Double glazed obscured window, panel enclosed bath with shower and screen, low level WC, wash hand basin with storage beneath, chrome heated towel rail and storage cupboard housing boiler.

**Outside** The landscaped rear garden features a large patio area, a central area of laid to lawn and side access to the double garage with electric roll top door to the front.

To the front of the property is a large block paved driveway offering parking for 4-5 vehicles.

**Council Tax Band** - F

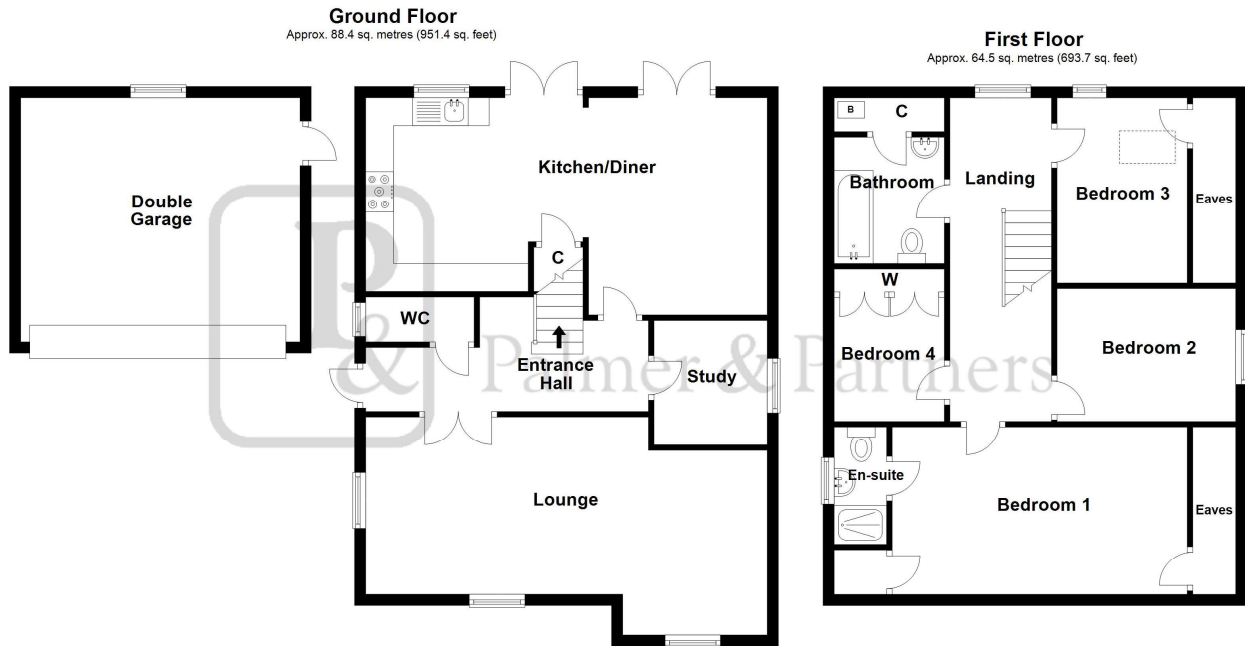
**Tenure** - Freehold

**Viewing** - By appointment through Palmer & Partners









Total area: approx. 152.8 sq. metres (1645.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances, and specific fittings have not been tested. All photographs, measurements, floor plans, and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.