



Laburnham Cottage
95 Brook End Road South | Chelmsford | Essex | CM2 6NZ

KEY FEATURES

Laburnham Cottage

A outstanding, deceptively large (3276 SQFT) five bedroom renovated and modernised detached Grade II Listed country residence with an approximate 0.45 acre plot on the edge of Chelmsford offering both peace and tranquility as well as excellent access to Chelmsford's broad range of excellent schooling, sporting and shopping facilities.

Description

Step inside Laburnham Cottage, where you walk through the original front door and into what is now the entrance hallway. This striking room offers access through to the full extent of the ground floor accommodation which measures to over 2000 sqft and includes; living room, sitting room, study, downstairs bathroom, open plan kitchen/ family room, dining room, ground floor bedroom, utility room, shower room and inner lobby with secondary staircase leading to the first floor. From the entrance hallway is the principle staircase leading to the upper landing hallway. The first floor accommodation includes the principle bedroom with fine vaulted ceilings, three further double bedrooms and an upstairs family bathroom.

Step outside and you will see that Laburnham Cottage enjoys a large open garden with a patio area immediately to the rear of the kitchen/ family room. In the far corner of the garden is a wonderfully versatile garden room with bi-fold doors and an external bar area making Laburnham Cottage the perfect residence for 'through the year' entertaining. The property has a double garage with a gated gravel driveway offering extensive parking capable of accommodating ample large vehicles.

Laburnham Cottage is conveniently positioned approximately 3 miles east of Chelmsford City Centre. Local amenities within the area include supermarkets and retail outlets and of course Chelmsford's highly regarded comprehensive and independent schools. An extensive range of shopping and leisure facilities can be found in Chelmsford City Centre in addition to the mainline railway station providing excellent rail links to London Liverpool St. (approx. journey time 35 minutes). The forthcoming station at Beaulieu is expected to open in 2025.

Agents Note

Laburnham Cottage has oil fired central heating and is on a modern Klargester tank for sewage waste. The property is on mains electric and water. The kitchen and bathrooms have underfloor heating.











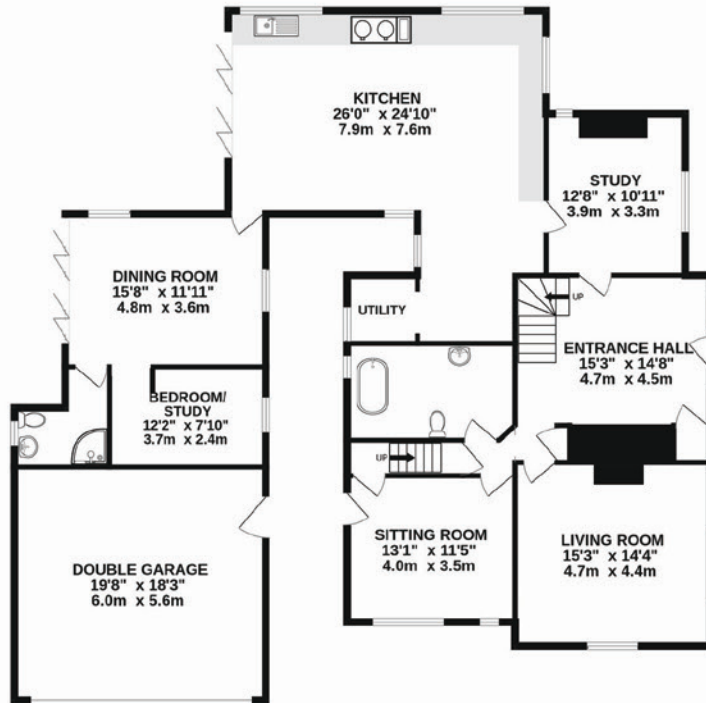




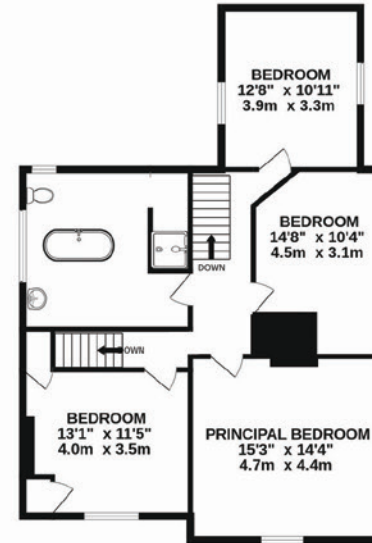




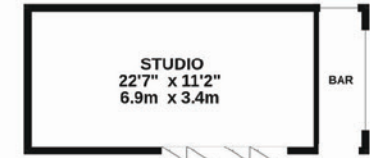
GROUND FLOOR
2065 sq.ft. (191.8 sq.m.) approx.



1ST FLOOR
917 sq.ft. (85.2 sq.m.) approx.



OUTBUILDING
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 3276 sq.ft. (304.4 sq.m.) approx.

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.

EPC Exempt
Council Tax Band: G
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 12293451 Registered Office: F&C Area 25 Limited, 46 Hullbridge Road, South Woodham Ferrers CM3 5NG. Printed 09.09.2024



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