



GOOD EASTER, CHELMSFORD

GUIDE PRICE – £500,000

- 3 BEDROOM SEMI-DETACHED HOUSE
- LARGE LIVING ROOM
- KITCHEN DINER WITH FRENCH DOORS TO REAR GARDEN
- GROUND FLOOR SHOWER ROOM
- BUILT-IN STORAGE TO 2 BEDROOMS
- THREE PIECE FAMILY BATHROOM
- AMPLE OFF-STREET PARKING
- DETACHED GARAGE
- EXPANSIVE FRONT & REAR GARDENS
- BEAUTIFUL FARMLAND VIEWS TO THE FRONT AND REAR

A great opportunity to purchase this well-presented 3 bedroom semi-detached house, located in the picturesque village of Good Easter. The property boasts a large living room with feature fireplace, kitchen diner with French doors to rear garden, ground floor shower room, built-in storage to bedrooms 1 & 2, a further bedroom and a three piece family bathroom. Externally, the property benefits from ample driveway parking, an expansive front lawn, a spacious rear garden and beautiful farmland views.

AGENTS NOTE - There will be a 15 year restriction on building a separate dwelling on the property without prior agreement from the sellers.(this does not apply to extending the existing property).

Viewing is highly advised.





With timber and panelled front door opening into:

Entrance Hall

With stairs rising to first floor landing, window to front, wall mounted radiator, understairs storage cupboard, wood effect luxury vinyl flooring, exposed timbers, doors to rooms.

Living Room 14'3" x 12'8"

With feature fireplace with wood burning stove, ceiling lighting, two windows to front, wall mounted radiator, exposed timbers, opening through to kitchen, Tv and power points, wood effect luxury vinyl flooring.

Inner Hallway

With stable timber and obscure glazed door to side, cupboard housing oil-fired boiler, two further storage cupboards, wall mounted fuseboard, tiled flooring, doors to rooms.

Ground Floor Shower Room

Comprising a fully tiled and glazed oversized walk-in shower cubicle with integrated shower, low level WC with integrated flush, wall mounted wash hand basin with mixer tap and mirror above, full-tiled surround, inset ceiling downlighting, obscure window to rear, wall mounted chromium heated towel rail, tiled flooring.

Kitchen Diner 14'0" x 12'6"

Comprising an array of eye and base level cupboards and drawers with complimentary stone effect rolled worksurface and tiled splashback, 1 1/2 bowl single drainer ceramic sink unit with mixer tap, free-standing range master oven with 5-ring hob and extractor fan above, recess and plumbing for both washing machine and dishwasher, wall mounted radiator, ceiling lighting, tiled flooring, TV and power points, French doors and window looking out onto the rear garden.

First Floor Landing

With window to side, ceiling lighting, access to loft, wall mounted radiator, fitted carpet and doors to rooms.

Bedroom 1 – 13'11" x 12'11"

With large pitcher window overlooking garden and farmland views beyond, ceiling lighting, wall mounted radiator, power points, fitted carpet, fitted wardrobes.

Bedroom 2 – 13'7" x 9'8"

With window to front overlooking front garden and farmland views beyond, built-in storage cupboard, ceiling lighting, TV and power points, wall mounted radiator, fitted carpet.

Bedroom 3 – 9'5" x 9'5"

With window to front overlooking front garden and farmland views beyond, access to loft, ceiling lighting, wall mounted radiator, TV and power points, alcove for wardrobe, fitted carpet.

Family Bathroom

Comprising a three piece suite of free-standing claw & ball roll-topped bath with mixer tap and shower attachment over, pedestal wash hand basin with twin tap, close coupled WC, ornate wooden panelling surround, wall mounted chromium heated towel rail, window overlooking rear garden and farmland views beyond, ceiling lighting, tiled and wood effect linoleum flooring.

OUTSIDE

The Front

The front of the property is approached via a hedged screening with driveway supplying off-street parking for numerous vehicles (comfortable 5), 2 large areas of lawn, shrub and herbaceous flower beds, close boarded fencing, access to detached garage with up-and-over door, power and lighting within, access to front door and further access to:

Large Rear Garden

With entertaining decking, large amount of lawn, detached outbuildings, pond, post-and-rail fencing, mature tree and beautiful farmland views through hedgerow.

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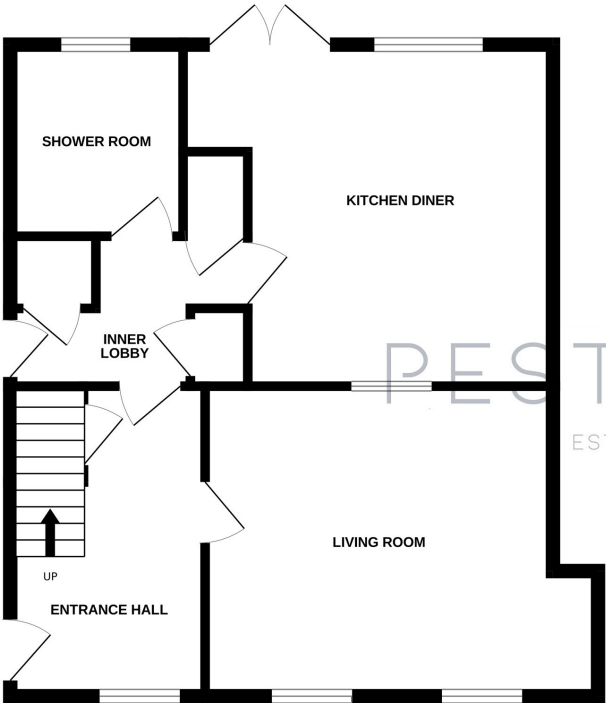
DETAILS

EPC

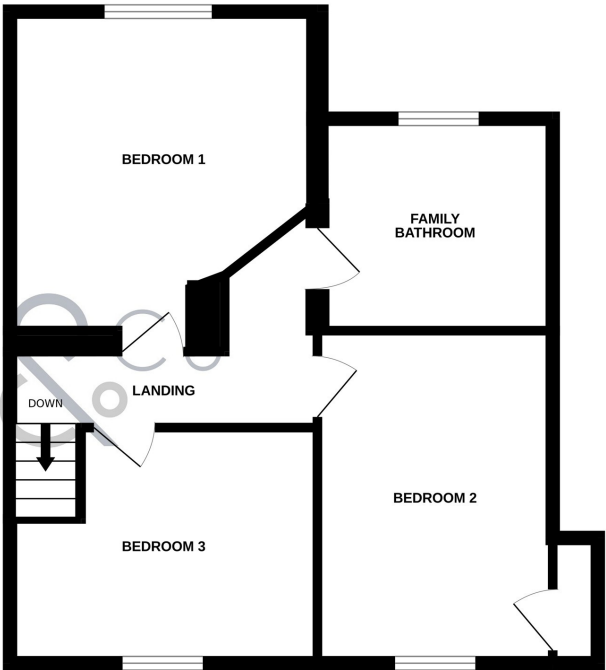
Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
602 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.3 sq.m.) approx.

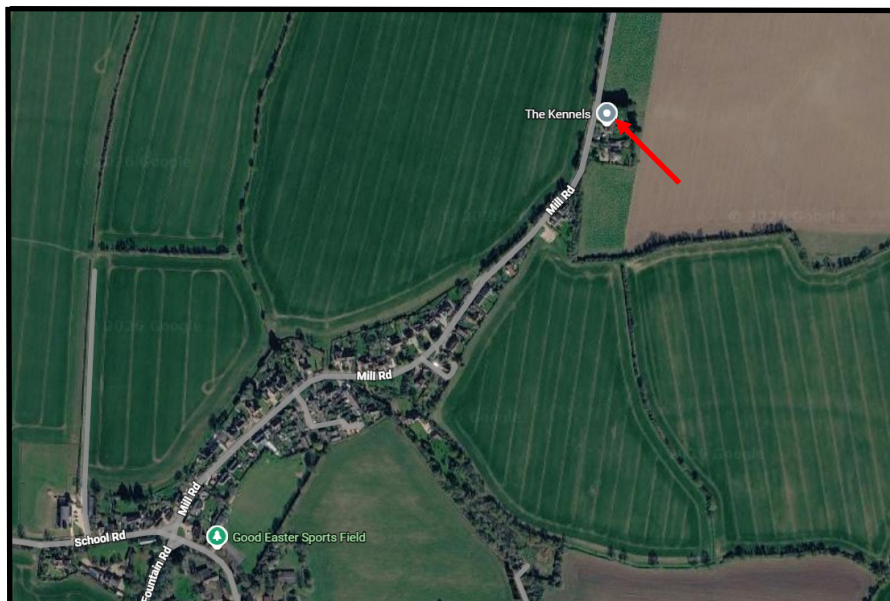


TOTAL FLOOR AREA : 1155 sq.ft. (107.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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GENERAL REMARKS & STIPULATIONS

The Kennels is located in the pretty village of **Good Easter** which is situated between Bishop's Stortford, Chelmsford and Great Dunmow. The market town of Great Dunmow lies to the north and offers local shops and a good choice of restaurants and pubs whilst Bishop's Stortford and Chelmsford lie north and east respectively and provide a more comprehensive range of shopping, educational and recreational facilities. Commuters can access mainline stations from Chelmsford, Bishop's Stortford, Sawbridgeworth and Harlow, while Epping underground station on the Central Line provides access to Stratford, Liverpool Street and Central London. The M11 is accessible at Harlow (junctions 7 and 8). Stansted Airport is a short drive and the A120 to the north connects Bishop's Stortford with Braintree.

DIRECTIONS:



FULL PROPERTY ADDRESS

2 The Kennels, Good Easter, Chelmsford, CM1 4RL

COUNCIL TAX BAND

Band E

SERVICES

Oil fired central heating, private drainage

LOCAL AUTHORITY

Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE

AGENTS NOTE: We believe the information supplied in this brochure is accurate as of the date 16/06/2026. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

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Are you a developer looking for an agent to market or value your site?