

**Burnham Road**

**Old Springfield, Chelmsford, CM1**

**£410,000**



Located in the heart of Old Springfield is this detached bungalow, boasting **TWO DOUBLE BEDROOMS** and a **MATURE 64' REAR GARDEN**, plus entrance porch & hallway, **SPACIOUS 22' LOUNGE**, fitted kitchen, a **17' CONSERVATORY**, refitted shower room, ample driveway parking and **DETACHED GARAGE**. View today!!



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Hamilton Piers of Old Springfield are pleased to offer for sale this well-presented DETACHED bungalow - ideally located in this very much sought-after turning in Old Springfield - within a short stroll to local shops, schools, and bus services to the City Centre (which is also within walking distance via the Bunny Walks/River Chelmer). The property offers TWO DOUBLE BEDROOMS, entrance porch and hallway, SPACIOUS 22' LOUNGE, fitted kitchen, 17' CONSERVATORY overlooking the pleasant rear garden, and refitted shower room. Externally the property boasts ample driveway parking, DETACHED GARAGE, and the MATURE 64' REAR GARDEN. Viewings are a must!

The accommodation, with approximate room sizes, is as follows:

**GROUND FLOOR:-**

**ENTRANCE PORCH:**

Entrance door to side aspect, door to entrance hall.

**ENTRANCE HALL:**

Entrance door to front, loft access via hatch, two storage cupboards, doors to kitchen, lounge, bedroom one, bedroom two & family bathroom.

**LOUNGE: (22'3" x 10'11")**

Double glazed bay window to front, feature fire place with gas fire inset, two radiators, sliding patio doors to conservatory.

**KITCHEN: (12'3" x 7'9")**

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, built in oven, gas hob (with extractor over), space for fridge, dishwasher & washing machine, tiled floor, door to conservatory.

**CONSERVATORY: (17'8" X 13'6")**

Double glazed windows to side and rear, radiator, french doors to garden.

**BEDROOM ONE: (10'11" x 10'2")**

Double glazed window to front, built in wardrobes to one wall, radiator.

**BEDROOM TWO: (11' x 9'10")**

Double glazed window to rear, radiator.

**FAMILY SHOWER ROOM:**

Obscure double glazed window to side, low-level WC, fully tiled shower cubicle, pedestal hand wash basin, tiled walls, radiator.

**EXTERIOR:**

**REAR GARDEN:**

A mature 64' rear garden with block paved patio to the immediate rear of the property, remainder laid to lawn, gated side access, door to garage.

**FRONT GARDEN:**

To the front of the property is a lawned area with various flower beds, to the side is a brick paved driveway

leading up to the garage with up and over door (power & lighting connected.)

#### AGENTS NOTES

If you have any further questions regarding this property, please call Hamilton Piers

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.