





GUIDE PRICE £369,995 - £379,995

An EXTENDED and detached period property, boasting a 180' REAR GARDEN, a 26' LOUNGE, and a 30' KITCHEN/FAMILY ROOM, plus entrance hall, conservatory/utility room, cloakroom, THREE BEDROOMS, family bathroom, driveway parking, and mature gardens.... this property must be viewed to be appreciated!!!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Hamilton Piers are pleased to offer for sale this EXTENDED and detached period property, boasting a 180' REAR GARDEN, a 26' LOUNGE, and a 30' KITCHEN/FAMILY ROOM and located in the heart of Broomfield (within a short walk to local shops, schools and easy access to the City Centre. Further comprising of; entrance hall, conservatory/utility room, cloakroom, THREE BEDROOMS, family bathroom, and driveway parking... this property has to be veiwed to be appreciated!!! Offered for sale with NO ONWARD CHAIN.

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front, stairs to first floor, original tiled floor, vertical radiator, doors to lounge.

LOUNGE: (26' 9" into bay x 11' 5")

Double glazed sash bay window to front, double glazed sash window to rear, original open fireplace, under-stairs storage cupboard, two radiators, wood-effect flooring, door to kitchen.

KITCHEN/ FAMILY ROOM: (30' 7" x 14' > 8' 4")

Having been extended to the rear this room boasts both kitchen area, and large family room/dining area.

KITCHEN AREA:

Double glazed window to side, modern range of wall and base units in high-gloss white, granite work surfaces with sink inset, space for Range cooker with stainless steel extractor hood above, integrated dishwasher, space for American fridge freezer, vertical radiator, tiled floor, door to side into conservatory/utility and open-plan to family room area.

FAMILY ROOM:

An impressive room with floor-to-ceiling double glazed doors to rear overlooking the mature garden, double glazed windows to side, feature skylight windows set into ceiling, two vertical radiators, feature exposed brick wall, tiled floor, door to utility.

CONSERVATORY/ UTILITY ROOM: (11' 4" x 9' 1")

Double glazed door to front and rear, part-pitched perspex roof, rolled edge work surface with over-sized stainless steel sink inset, spaces for washing machine and fridge, gas boiler to wall, door to cloakroom.

TORQUAY ROAD | SPRINGFIELD | CM1 6NF

Tel: 01245 269 777

E-mail: phil@hamiltonpiers.co.uk

**CLOAKROOM:**

Low-level WC, wall-mounted hand basin, tiled floor.

**FIRST FLOOR ACCOMMODATION:-**

**LANDING:**

Storage cupboard, access to loft via two hatches, doors to all bedrooms and bathroom.

**BEDROOM ONE: (14' 6" x 12' 4")**

Two double glazed sash windows to front, cast-iron feature fireplace, two radiators.

**BEDROOMTWO:(12' 3" x 8' 11")**

Double glazed sash window to rear, radiator.

**BEDROOMTHREE/ STUDY: (8' 6" x 5' 5" plus door recess)**

Double glazed sash window to rear, vertical radiator, wood-effect flooring.

**FAMILYBATHROOM:**

Obscure double glazed window and glass brick feature window to side, panelled bath with shower over, wall-mounted hand basin, low-level WC, feature exposed/painted brick wall, towel radiator.

**EXTERIOR:**

**REAR GARDEN:**

The mature rear garden measures approximately 180' in depth, and is predominantly laid to lawn, with a large block-paved patio area with Hot Tub (available under separate negotiation) and decked path leading to the latter section of garden; with an array of mature shrub and plant borders, a covered water well, and vegetable patch to rear with two sheds.

**FRONT GARDEN:**

To the immediate front of the property is the lawned front garden with shrub/plant borders, and driveway parking for 3-4 cars.

**AGENTS NOTES**

If you have any further questions regarding this property, please call HAMILTON PIERS CHELMSFORD.

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.