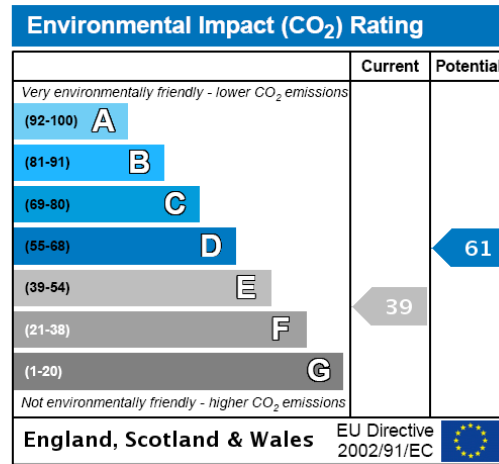
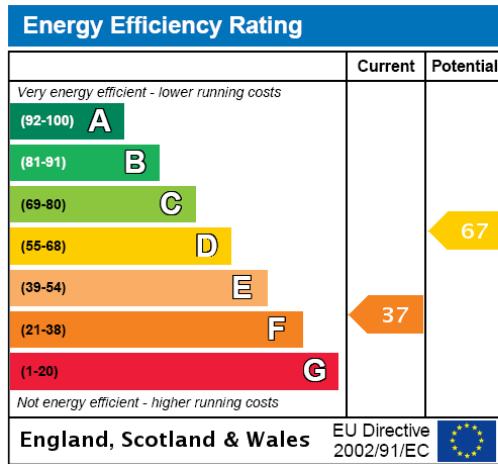




Hamilton Piers of Springfield offer for sale this THREE BEDROOM link-detached property, with an entrance hall, 28' LOUNGE DINER, fitted kitchen, family bathroom, garage & driveway, front and rear gardens, and POTENTIAL TO EXTEND KITCHEN or ADD 4TH BEDROOM (STPP). Offered with NO ONWARD CHAIN.





Hamilton Piers of Springfield offer for sale this THREE BEDROOM link-detached property, ideally located on this sought-after development. Boasting an entrance hall, a 28' LOUNGE DINER, fitted kitchen, family bathroom, garage & driveway, front and rear gardens, and POTENTIAL TO EXTEND the kitchen and add a fourth bedroom to the first floor (STPP). Offered for sale with NO ONWARD CHAIN, and within easy access to local schools, amenities, and the City Centre.

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

GROUND FLOOR:-

ENTRANCE HALL:

UPVC entrance door to front, stairs to first floor, door to lounge.

LOUNGE/DINER: (28' 1" x 12' 7" > 7' 5")

An impressive L-shaped room with double glazed bay window to front, feature fireplace (with gas point to install a gas fire if required), dining area to rear with door to kitchen and double glazed french doors overlooking the rear garden.

KITCHEN: (10' 5" x 7')

Double glazed window to rear, double glazed door to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, built-in double oven and four-ring gas hob, space for washing machine and fridge freezer, large under-stairs cupboard, warm-air heating system.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Double glazed window to side, airing cupboard housing hot water tank, doors to all bedrooms and bathroom.

BEDROOM ONE: (14' 7" x 8' 5")

Double glazed window to front.

BEDROOM TWO: (11' 4" x 8' 9")

Double glazed window to rear.

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**BEDROOMTHREE:** (9' 5" x 6' 10")  
Double glazed window to front.

**FAMILYBATHROOM:**

Obscure double glazed window to rear, refitted white suite with panelled bath with shower over and attachment to taps, pedestal wash hand basin, and low level WC, tiled walls, tile-effect flooring.

**EXTERIOR:**

**REAR GARDEN:**

Mainly laid to lawn with shrub/plant borders, plus block-paved patio area to side and rear (side patio offers space with POTENTIAL TO EXTEND the kitchen, to create a kitchen diner/larger kitchen, subject to planning permission), door to garage.

**FRONT GARDEN:**

A spacious lawned front garden, with driveway adjacent for 2-3 cars, and access via up and over door to the garage (with POTENTIAL TO EXTEND above the garage to add a fourth bedroom, obviously subject to planning permission).

**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.