





A deceptively large EXTENDED property, with THREE VERY LARGE DOUBLE BEDROOMS (and easy potential to add a BEDROOM 4*), entrance hall & utility/cloak room, FAMILY ROOM/ STUDY, spacious 19' lounge, IMPRESSIVE 20' KITCHEN, conservatory, modern bathroom, garage & driveway, and generous rear garden.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	82
England, Scotland & Wales		EU Directive 2002/91/EC	

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

A deceptively large and EXTENDED family home ideally located in Great Baddow (within easy access to the City Centre, local shops and popular schooling) and offered for sale by Hamilton Piers. The property boasts THREE VERY LARGE DOUBLE BEDROOMS - two of which measure a very impressive 17' LONG!! These large bedrooms (and even the part-integral garage) offer easy and EXCELLENT POTENTIAL TO ADD A FOURTH BEDROOM once partitioned/converted, stpp. To the ground-floor the property offers an entrance hall, modern utility and cloak room, FAMILY ROOM / STUDY, a spacious 19'8" lounge, an IMPRESSIVE & MODERN 20' x 10' KITCHEN, and added conservatory. To the first floor are the impressive-sized bedrooms (with AMPLE SPACE TO INSTALL AN EN SUITE, stpp), plus the modern family bathroom. Externally the property boasts a generous sized driveway, GARAGE, and a family-sized rear garden. The property must be viewed to be appreciated!!

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front, double glazed window to front, stairs to first floor, radiator, doors to family room, lounge and utility room.

UTILITYROOM/WC: (6'8" x 6'1")

Double glazed window to side, low-level WC, range of wall and base units, rolled edge work surfaces, space for washing machine & tumble dryer.

FAMILYROOM/STUDY: (12'9" Max x 9'5")

Double glazed window to side, storage cupboard, radiator, two storage cupboards, doors to lounge and kitchen.

LOUNGE: (19'8" Max x 11'3")

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

KITCHEN: (20' x 10'8")

Double glazed window to rear, double glazed sliding doors to side, door to garden, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for range cooker (with extractor hood over), breakfast bar, radiator, tiled floor, space for american style fridge freezer.

CONSERVATORY: (11'3" x 7'6")

Double glazed sliding doors to rear, tiled floor.

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FIRST FLOOR:-

LANDING:

Doors to all bedrooms and family bathroom.

BEDROOM ONE: (17'10" Max x 10'10")

Double glazed window to rear, built in double wardrobe, radiator.

BEDROOM TWO: (17'11" Max x 11'10" Max)

Double glazed windows to front and rear, two storage cupboards, radiator.

BEDROOM THREE: (13'9" x 9'1" Max)

Double glazed window to front, radiator, storage cupboard, loft access via hatch.

FAMILY BATHROOM:

Obscure double glazed window to side, low level WC, panel "P" shaped bath with shower over, tiled walls and floor, towel radiator.

EXTERIOR:

REAR GARDEN:

The rear garden is mainly laid to lawn, with feature summer house, storage shed and patio area.

FRONT GARDEN:

To the immediate front of the property is a shingle drive offering off street parking for three cars, leading to the garage with up and over door (power 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.