



An EXTENDED family home with an UNOVERLOOKED 68' x 50' REAR GARDEN and 3/4 BEDROOMS, plus entrance hall, cloakroom, 20' LOUNGE, 17' kitchen diner, FAMILY ROOM/study/bedroom four, three bedrooms, family bathroom, driveway parking, and excellent POTENTIAL TO EXTEND. Viewings are highly recommended!



Hamilton Piers of Springfield offer for sale this EXTENDED family home with an UNOVERLOOKED 68' x 50' REAR GARDEN, with entrance hall, cloakroom, 20' LOUNGE, 17' kitchen diner, FAMILY ROOM/STUDY/bedroom four, three bedrooms, family bathroom, driveway parking, and the large rear garden with excellent potential to extend (subject to planning permission). The property is located at the end of a very quiet cul-de-sac with a pleasant greensward to the side - Viewings are very highly recommended!

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

GROUND FLOOR:-

ENTRANCE HALL:

UPVC entrance door to side aspect, stairs to first floor, door to cloakroom and lounge.

CLOAK ROOM:

Obscure double glazed window to side, low-level WC, wall-mounted hand basin.

LOUNGE: (19' 11" x 10' 5")

Double glazed window to side and rear, door to kitchen.

KITCHEN DINER: (17' 5" x 7' 5" < 10' 6")

Double glazed window to front, double glazed french doors to rear, range of wall and base units, rolled edge work surfaces with sink and drainer unit inset, built-in AEG stainless steel double oven and five-ring gas hob with stainless steel extractor hood over, spaces for fridge freezer, washing machine, tumble dryer and dishwasher, door to family room.

FAMILY ROOM/ STUDY/ BEDROOM FOUR: (14' 8" x 8')

A versatile room offering potential to be used as a family/TV room, a large study, a dining room, or a ground-floor bedroom. With double glazed window to front, laminate flooring.

FIRST FLOOR:-

LANDING:

Airing cupboard, loft access, boiler system/mains to warm-air heating, doors to all bedrooms and bathroom.

BEDROOM ONE: (13' 9" x 10' 5")

Double glazed window to rear.

BEDROOM TWO: (13' 9" x 8' 7" plus door recess)

Double glazed window to front and rear.

BEDROOM THREE: (8' 8" x 7' 3")

Double glazed window to front.

FAMILY BATHROOM:

Obscure double glazed window to rear, panelled bath with shower over, low-level WC, pedestal wash hand basin, chrome towel radiator.

EXTERIOR:

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REAR GARDEN:

The impressive-sized rear garden measures approximately 68' x 50' > 36', and is mainly laid to lawn, with large block-paved patio area, two sheds, plus side access and door to the rear storage room. The garden is mainly unoverlooked and boasts mature evergreen trees to the rear boundary.

FRONT GARDEN:

To the immediate front of the property is the driveway, providing off-road parking. To the side of the property is a pleasant mature greensward, and gated side access to the rear garden.

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.