



An EXTENDED Victorian property with the WOW FACTOR... Boasting immaculately presented and very spacious accommodation with THREE DOUBLE BEDROOMS, entrance hall, LARGE 26' LOUNGE, very impressive 20' x 19' MODERN KITCHEN, utility & cloakroom, modern bathroom, driveway parking and 45' rear garden.



Hamilton Piers are delighted to offer for sale this Victorian semi-detached property with the "WOW FACTOR", located in the heart of Great Baddow (within easy access to the City Centre, local shops, and popular schools!). The property has been thoughtfully EXTENDED to offer very spacious modern and open-plan accommodation, and is IMMACULATELY PRESENTED - meaning it simply MUST BE VIEWED to be appreciated!!

The accommodation, arranged over three floors, offers an entrance hall, VERY LARGE 25'11" BAY-FRONTED LOUNGE, a very IMPRESSIVE 19'11" X 18'11" KITCHEN which combines a dining area and FAMILY ROOM, plus utility room and cloakroom. To the first and second floors the property boasts THREE LARGE DOUBLE BEDROOMS, and a modern family bathroom.

Externally the property offers driveway parking for 2-3 vehicles, and the very well-kept 45' REAR GARDEN.

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front, stairs to first floor, wood flooring, door to lounge.

LOUNGE: (25'11" into bay x 11'8")

An impressive modern lounge comprising of double glazed bay window to front, wood flooring, under floor heating, under stairs storage cupboard, open plan to kitchen.

KITCHEN: (19'11" x 18'11")

Door to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, under floor heating, tiled floor, space for cooker and american style fridge freezer, open plan to dining room.

DININGROOM:

Three double glazed windows to side, double glazed window to ceiling, under floor heating, tiled floor, door to utility, bi fold doors to garden.

UTILITYROOM: (7'1" x 5'10")

Range of wall and base units, tiled floor, space for washing machine & tumble dryer, door to cloakroom.

CLOAK ROOM:

Obscure double glazed window to rear, low-level WC, vanity hand wash basin, tiled floor and walls.

FIRST FLOOR:-

LANDING:

Stairs to third floor, doors to bedrooms one & three and family bathroom.

BEDROOM ONE: (12'6 x 11'8)

Two double glazed windows to front, wood effect flooring, sliding double wardrobes to one wall.

BEDROOMTHREE: (11'10" x 9'1")

Double glazed window to rear, wood effect flooring.

FAMILYBATHROOM:

A modern family bathroom comprising of double glazed window to rear, panel bath, low level WC, wall mounted hand wash basin, fully tiled shower cubicle, tiled walls and floor.

SECOND FLOOR:-

LANDING:

Double glazed window to rear, door to bedroom two.

BEDROOMTWO:(15'11" x 13')

Double glazed window to rear, double glazed window to ceiling, wood effect flooring, chrome towel radiator.

EXTERIOR:

REAR GARDEN:

To the immediate rear of the property is a raised patio area, lawned area, plant borders, summer house (with power and lighting connected), gated side access.

FRONT GARDEN:

to the immediate front of the property is feature shrub/ slate borders with pathway to the entrance door. To the side of the property is a driveway with off road parking for 2-3 cars.

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.