



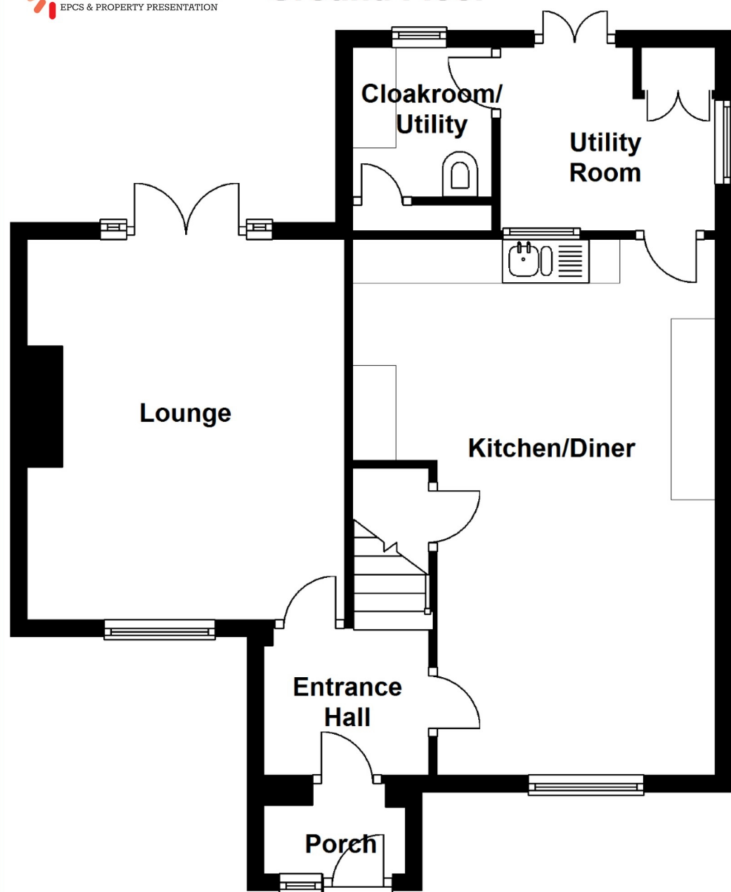
An EXTENDED semi-detached property with THREE DOUBLE BEDROOMS and a 64' REAR GARDEN with large GARAGE - only a short walk to the City Centre! Plus entrance porch & hall, lounge with fireplace, IMPRESSIVE 20' MODERN KITCHEN, utility room & cloakroom, modern bathroom, and spacious driveway for 6 cars!



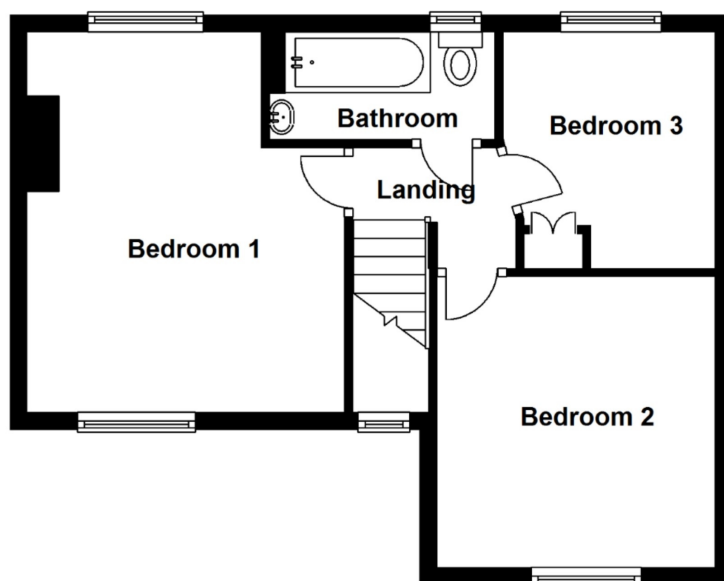
Created by



Ground Floor



First Floor





APPROX INTERNAL FLOOR AREA
96 SQ M 1030 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE

Whilst every care is taken in the preparation of this plan, please
check all dimensions, shapes & compass bearings before making any
decisions reliant upon them.
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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		74
(55-68) D		
(39-54) E		
(21-38) F	43	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

Hamilton Piers are delighted to offer for sale this EXTENDED and very well presented semi-detached property, within a short walk to Chelmsford's City Centre and the highly regarded Grammar Schools. The property boasts THREE DOUBLE BEDROOMS, entrance porch & hallway, lounge with fireplace, IMPRESSIVE 20' KITCHEN DINER, utility room and cloakroom, modern family bathroom, LARGE DRIVEWAY providing off-road parking for over 6 cars, and DOUBLE GATES to the 64' REAR GARDEN with a LARGE DETACHED GARAGE/workshop. Call today to reserve your appointment for the OPEN HOUSE.

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

GROUND FLOOR:-

ENTRANCE PORCH:

Entrance door to front, door to entrance hall.

ENTRANCE HALL:

Stairs to first floor, doors to lounge and kitchen diner.

LOUNGE: (14'5" x 11'11")

Double glazed window to front, double glazed french doors to rear, feature gas fire to wall with sandstone hearth.

KITCHEN/DINER: (20'3" x 13'11")

Double glazed window to front, double glazed window to rear, door to utility room, a bespoke & spacious kitchen with a comprehensive range of wall and base units, square edged work surfaces with butler sink inset, wood effect flooring, space for range cooker (with stainless steel extractor hood over) and fridge, boxed seating/bench to one wall, wood-effect flooring, low-level storage cupboard.

UTILITY ROOM: (8'1" x 7'1")

Double glazed window to side and rear, door to garden, tiled floor, space for fridge freezer.

CLOAK ROOM/UTILITY: (5'7" x 5'2")

Double glazed obscure window to rear, low-level WC, wall-mounted hand basin, space for washing machine and tumble dryer.

FIRST FLOOR:-

LANDING:

Double glazed obscure window to front, access via hatch to fully boarded loft, doors to all bedrooms and family bathroom.

BEDROOM ONE: (14'7" x 11'7")

Double glazed window to front and rear, radiator, wood effect floor.

BEDROOM TWO: (11' x 10'3")

Double glazed window to front, fitted double wardrobe, radiator.

BEDROOM THREE: (9'1" x 8'3")

Double glazed window to rear, fitted double wardrobe, wood effect floor, radiator.

FAMILY BATHROOM:

Double glazed obscure window to rear, low-level WC, vanity hand wash basin, panel bath with shower over, chrome towel radiator, wood effect floor.

EXTERIOR:

REAR GARDEN:

A well established 64' rear garden, including raised decking area, BBQ/gazebo area, artificial lawn and seating area, further lawned area, doors to large detached garage - with vehicular access from the front.

FRONT GARDEN:

A large shingle driveway providing off road parking for six cars, with double gates opening to a further driveway leading up to the large 19' garage with up and over door, power & lighting.

AGENTS NOTES

If you have any further questions regarding this property, please call Hamilton Piers Chelmsford.

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