





A 4/5 bedroom EXTENDED detached property, located on a CORNER PLOT with a DOUBLE GARAGE and a 60' REAR GARDEN, plus entrance hall, 19' TRIPLE-ASPECT LOUNGE, dining room, STUDY, 14' kitchen, ground-floor shower room, VERY GOOD-SIZED BEDROOMS and family bathroom, and driveway parking for 8 cars!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	52	
(39-54) E		
(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		72
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hamilton Piers of Chelmsford are delighted to offer for sale this very spacious 4/5 bedroom EXTENDED detached property, located on a CORNER PLOT with a DOUBLE GARAGE and a 60' REAR GARDEN, plus entrance hall, 19' TRIPLE-ASPECT LOUNGE, dining room, STUDY (could be used as ground-floor bedroom with shower facilities next door!), 14' kitchen breakfast room, ground-floor shower room, VERY GOOD-SIZED BEDROOMS and family bathroom, and driveway parking for 8 cars! The spacious corner plot offers excellent POTENTIAL TO EXTEND further (STPP).

Located on a very quiet and sought-after development and within WALKING DISTANCE TO THE CITY CENTRE and mainline train station. View today!

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front, stairs to first floor, oak flooring, radiator, doors to shower room, study, kitchen and lounge.

SHOWER ROOM/ WC:

Two obscure double glazed windows to side, fully tiled shower cubicle, low-level WC, pedestal wash hand basin, tiled walls and floor, gas boiler to wall.

STUDY/ BEDROOM FIVE: (10' 7" x 8' 4")

Ideal as a ground floor guest bedroom for an elderly relative; with shower room next door.

Double glazed window to front, radiator, utility area to one wall - with rolled edge work surface (with double sink inset) and space for washing machine underneath.

LOUNGE: (19' 1" x 13' 4")

An impressive triple aspect lounge with double glazed window to front, double glazed large bay to side, and double glazed sliding patio doors to rear overlooking the rear garden, plus smooth granite fireplace with coal-effect gas fire inset, two radiators, door to kitchen.

KITCHEN BREAKFAST ROOM: (14' 4" max x 10' 8" max)

Double glazed window to side, uPVC door to side, range of wall and base units, rolled edge work surfaces with sink and drainer unit inset, built-in stainless steel double oven, electric hob, space for dishwasher and fridge freezer, under-stairs storage/larder cupboard, radiator, door to dining room.

TORQUAY ROAD | SPRINGFIELD | CM1 6NF

Tel: 01245 269 777

E-mail: phil@hamiltonpiers.co.uk

DINING ROOM: (13' 9" x 10')

An impressive dual-aspect room with double glazed windows to side and rear, and door to side, radiator.

FIRST FLOOR:-

LANDING:

Loft access via hatch, airing cupboard housing hot-water cylinder, radiator, doors to all bedrooms and family bathroom.

BEDROOM ONE: (14' 1" x 11' 2")

Double glazed window to front, built-in triple wardrobe, air conditioning unit to wall, radiator.

BEDROOM TWO: (15' 5" max x 10' 1" plus door recess)

Double glazed window to side, radiator.

BEDROOM THREE: (13' 9" x 9' 10")

Double glazed window to rear, radiator.

BEDROOM FOUR: (9' 1" x 7' 9")

Double glazed window to rear, radiator.

FAMILY BATHROOM:

Obscure double glazed window to side, four-piece suite with a fully tiled shower cubicle, panelled bath with shower attachment, low-level WC, pedestal wash hand basin, chrome towel radiator, tiled walls.

EXTERIOR:

FRONT GARDEN:

The property sits on a generous sized corner plot, with ample driveway parking to the front and side of the property, and a lawned side garden that extends to the garage, with additional parking in front - with total parking for approximately 8 cars.

DOUBLE GARAGE: (16' 10" x 15' 6")

Electric up and over door (double-width), power and lighting connected, door to garden.

REAR GARDEN:

The rear garden measures 60' maximum in depth and is mainly laid to lawn, with large block paved patio area, mature flower/plant/tree borders, two sheds, gated side/front access, and door to garage. With the generous garden and side plot this property offers excellent potential to further Extend (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.