



Hamilton Piers are pleased to offer for sale this FOUR BEDROOM detached family home boasting a GENEROUS REAR GARDEN with POTENTIAL to EXTEND, plus entrance hall & cloakroom, 19' LOUNGE, kitchen, STUDY/dining room, modern family bathroom & EN SUITE, plus detached garage & driveway for upto five cars.







Ground Floor



1st Floor

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	85
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		
	53	82
England, Scotland & Wales	EU Directive 2002/91/EC	

Hamilton Piers are pleased to offer for sale this FOUR BEDROOM detached family home, located in a very quiet cul-de-sac location and boasting a GENEROUS REAR GARDEN with POTENTIAL TO EXTEND (STPP) , entrance hall & cloakroom, 19' LOUNGE, fitted kitchen, STUDY/dining room, modern family bathroom, EN SUITE to master bedroom, plus a detached garage and spacious driveway - with off-road parking for upto five cars. Viewings are very highly recommended to truly appreciate the property's size, the garden, and the 31' side patio offering great potential to extend. Call Hamilton Piers' Chelmsford office today.

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

GROUND FLOOR:-

ENTRANCE PORCH:

UPVC entrance door to side, door to main hallway.

ENTRANCE HALL:

Stairs to first floor, under-stairs storage cupboard, radiator, doors to cloakroom, lounge, study and kitchen.

CLOAK ROOM:

Obscure double glazed window to side, low-level WC, vanity wash hand basin, tiled walls with chrome towel radiator.

LOUNGE: (18' 11" x 12' 1")

An impressive sized lounge with double glazed window to rear and french doors overlooking the rear garden, two radiators, wood-effect flooring.

STUDY/DINING ROOM: (9' x 9' plus door recess)

Double glazed boxed-bay window to front, radiator.

KITCHEN: (11' 4" x 9' 7")

Double glazed window to front, double glazed door to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, spaces for washing machine, dishwasher, cooker and American-style fridge freezer, gas boiler to wall, tiled floor, radiator.

FIRST FLOOR:-

TORQUAY ROAD | SPRINGFIELD | CM1 6NF

Tel: 01245 269 777

E-mail: phil@hamiltonpiers.co.uk

LANDING:

Double glazed window to side on half landing, loft access via hatch, doors to all bedrooms and family bathroom.

BEDROOM ONE: (12' 3" x 10' 3")

Double glazed window to rear, built-in wardrobes and over-bed storage cupboards to one wall, radiator, door to en suite.

EN SUITE:

Obscure double glazed window to rear, fully tiled shower cubicle, pedestal wash hand basin, bidet, low-level WC, tiled walls, radiator.

BEDROOMTWO:(11' 6" x 10' 3")

Double glazed window to front, radiator.

BEDROOMTHREE: (10' 1" x 8' 6")

Double glazed window to front, radiator.

BEDROOM FOUR: (8' 6" x 5' 3" plus door recess)

Double glazed window to side, radiator.

FAMILYBATHROOM:

Obscure double glazed window to side, refitted white suite with a P-shed bath with shower over, low-level WC, vanity wash hand basin, tiled walls with chrome towel radiator.

EXTERIOR:

REAR GARDEN:

The rear garden is mainly laid to lawn with some shrub/plant borders and a block paved patio area. The patio area extends down the side of the property, offering an additional strip measuring 31', with gated access to the front and an ideal space to EXTEND (subject to planning permission). The main garden (excluding this strip) measures 36' x 34'.

FRONT GARDEN:

Block-paved driveway with off-road parking for up to five cars. Detached Garage with up & over door, and power & lighting connected.

AGENTS NOTES

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

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