





Located on a sought-after Private Road is this large four bedroom detached property, boasting a 21' LOUNGE, dining room, study, 18' MODERN KITCHEN, utility room, spacious bathroom, 15' MASTER BEDROOM with newly fitted EN SUITE, driveway, DOUBLE GARAGE, and the 52' REAR GARDEN with a working well.



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		
	68	82
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		
	62	78
England, Scotland & Wales	EU Directive 2002/91/EC	

Hamilton Piers are delighted to offer for sale this large four bedroom detached family home, located in this prestigious Private Road on the edge of Broomfield, with a spacious entrance hall & cloakroom, 21' LOUNGE, dining room, study, 18' MODERN KITCHEN (recently refitted), utility room, spacious family bathroom, 15' MASTER BEDROOM with newly fitted EN SUITE, driveway, DOUBLE-WIDTH GARAGE, and the 52' REAR GARDEN with a working well. Within easy access to the City Centre and Grammar Schools, and a short walk to Broomfield Hospital. Offered for sale with NO ONWARD CHAIN. Viewings are very highly recommended!

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

GROUND FLOOR:-

ENTRANCE HALL:

UPVC entrance door to front, galleried staircase to first floor, under-stairs storage cupboard, cloaks cupboard, oak flooring, two radiators, doors to cloakroom, lounge, dining room, study and kitchen.

CLOAK ROOM:

Obscure window to side, low-level WC, pedestal wash hand basin, oak flooring, tiled walls, radiator.

LOUNGE: (21' 2" x 11' 9")

Window to front, double glazed sliding patio doors to rear overlooking the rear garden, feature fireplace with coal effect gas fire inset, two radiators.

DINING ROOM: (13' x 8' 6")

Window to front, radiator, ample space for family-size dining table.

STUDY: (10' 3" x 9' 5")

Double glazed window to rear, radiator, made-to-measure desk which could remain.

KITCHEN: (17' 11" x 9' 8" > 8' 5")

Double glazed window to side and rear, double glazed french doors to side, recently refitted with a comprehensive range of wall and base units, solid wood work surfaces in oak with butler sink inset, built-in stainless steel oven and microwave, integrated dishwasher, space for fridge freezer, tiled floor, radiator, door to

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Tel: 01245 269 777

E-mail: phil@hamiltonpiers.co.uk

utility room.

UTILITY ROOM: (5' 10" x 5' 4")

Double glazed door to side, rolled edge work surface with stainless steel sink inset and space underneath for washing machine and tumble dryer, gas boiler to wall, space for additional fridge freezer, tiled floor.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Part-galleried landing, loft access via hatch, airing cupboard housing hot water tank, radiator, doors to all bedrooms and family bathroom.

BEDROOM ONE: (15' 3" x 11' 10")

Window to front, two built-in wardrobes with matching over-head storage cupboards, dressing table and bedside cabinets, radiator, door to en suite.

EN SUITE:

Obscure double glazed window to rear, recently refitted suite with panelled bath with shower over, fully-tiled shower cubicle, vanity wash hand basin, low-level WC, chrome towel radiator and under-floor heating, tiling to walls and floor.

BEDROOM TWO: (13' 7" x 8' 6")

Double glazed window to rear, built-in triple wardrobe, radiator.

BEDROOM THREE: (10' 4" x 9' 7")

Double glazed window to rear, built-in bedroom furniture to two walls (inc. wardrobes, chest of drawers, dressing table and over-bed cupboards), radiator.

BEDROOM FOUR: (9' 9" x 8' 7")

Window to front and side, radiator.

FAMILY BATHROOM:

Obscure window to front, panelled bath with shower attachment, vanity wash hand basin, low-level WC, tiled walls, radiator.

EXTERIOR:

REAR GARDEN:

The rear gardens measures 52' wide and is mainly laid to lawn, with block-paved patio area, and a feature rockery wall with steps down to a decked seating/BBQ area. In the middle of the garden is a working well, dating back centuries, which is used by the current owners to water their garden. The garden also offers gated side access to the front of the property, and a personal door to the garage.

FRONT GARDEN:

To the front of the property is the lawned front garden area, with adjacent driveway (providing off-road parking for several vehicles), and access via electric up and over door to the double-width garage (with power and light connected).

AGENTS NOTES

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

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