





Set nicely back from Lawn Lane is this DETACHED property with a DOUBLE GARAGE, previously a four bedroom property but now with THREE DOUBLE BEDROOMS and large family bathroom, plus entrance hall & cloakroom, 23' LOUNGE DINER, conservatory, MODERN FITTED KITCHEN, gated driveway, and 60' REAR GARDEN.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	50	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Hamilton Piers of Old Springfield are delighted to offer for sale this DETACHED family home with a DOUBLE GARAGE, ideally set back from the prestigious Lawn Lane and previously a four bedroom property but now boasting THREE DOUBLE BEDROOMS (can be converted back/modified to a four bedroom home), plus entrance hall & cloakroom, IMPRESSIVE 23' LOUNGE DINER with open fireplace, conservatory, MODERN FITTED KITCHEN, spacious lawned front garden and gated driveway with ample parking, and finally the 60' REAR GARDEN. The property is located within walking distance to popular local schooling & shops, and the City Centre/Train Station via the Bunny Walks. The property also boasts POTENTIAL TO EXTEND stpp - to the side, rear, or into the attic (as have neighbouring properties). Call Hamilton Piers of Old Springfield today to arrange a viewing.

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

GROUND FLOOR:-

ENTRANCE HALL:

UPVC entrance door to front, stairs to first floor, under-stairs storage cupboard, radiator, double doors to lounge, doors to kitchen and cloakroom.

CLOAK ROOM:

Obscure double glazed window to front, low-level WC, wall-mounted hand basin, tiled floor.

LOUNGE/DINER: (22' 11" x 10' 11")

Double glazed bow window to front, brick open fireplace, two radiators, door to kitchen, double glazed sliding patio doors to rear into conservatory.

CONSERVATORY: (9' 10" x 9' 7")

Double glazed french doors to side, double glazed to side and rear aspects.

KITCHEN: (12' 1" x 8' 11")

Double glazed window to rear, double glazed door to side, modern range of wall and base units, rolled edge work surfaces with stainless steel sink and drainer unit inset, built-in stainless steel oven, four-ring gas hob and stainless steel extractor hood over, space for fridge freezer, washing machine and dishwasher, storage/larder cupboard, tiled floor.

FIRST FLOOR:-

LANDING:

Large double glazed window to side on half landing, access via large hatch to loft; part boarded and offering excellent potential to extend/convert into a further bedroom (as have neighbouring properties) - subject to planning permission, doors to bedrooms and bathroom.

BEDROOM ONE: (12' 5" x 10' 11")

Double glazed window to front, radiator.

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

Double glazed window to rear, built in wardrobes and shelves to one wall, radiator.

BEDROOM THREE: (12' 3" x 6' 10")

Double glazed window to front, radiator.

BEDROOM FOUR..... \*\*As mentioned the property was previously a four bed. The previous owners converted the fourth bedroom to provide a larger family bathroom. The property could easily be converted back into a four bed, subject to refitting the bathroom and reinstalling a partition wall and door.

FAMILY BATHROOM:

Two double glazed windows to rear, large bathroom with four-piece suite comprising of; panelled bath with shower attachment, fully tiled shower cubicle, vanity wash hand basin, low-level WC, radiator, airing cupboard, part tiled walls.

EXTERIOR:

FRONT GARDEN:

Lawned front garden with brick-paved driveway adjacent, with double gates offering access to additional driveway and the detached Double Garage - with up and over door, and power and lighting connected.

REAR GARDEN:

Measuring 60' in length, with block paved patio areas to front and rear, lawned area with feature pond, and driveway/patio adjacent with pergola, side access and access to the garage.

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.