

Eglinton Drive

Chancellor Park, Chelmsford, CM2

£584,995

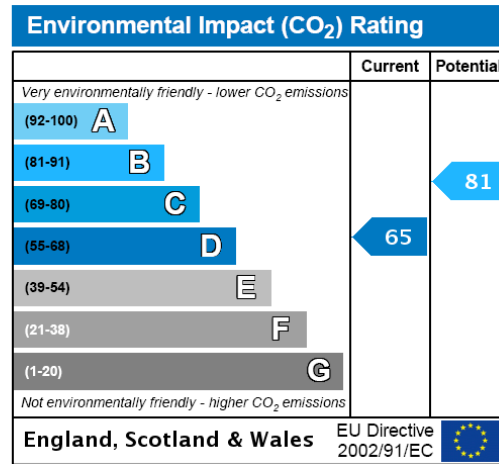
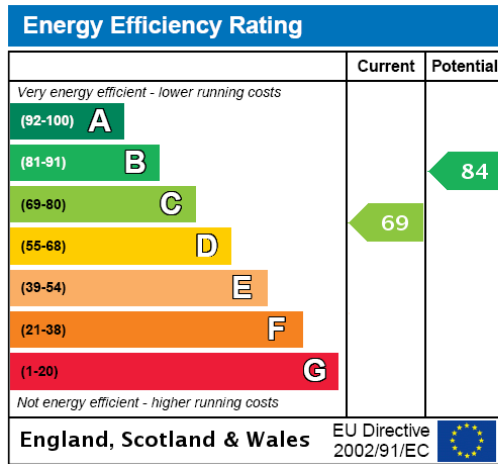


An executive style detached home that boasts **FOUR DOUBLE BEDROOMS**, a generous **55' REAR GARDEN**, and a **DETACHED DOUBLE GARAGE**, plus entrance hall & cloakroom, lounge, **STUDY/PLAY ROOM**, dining room, conservatory, fitted kitchen & utility room, family bathroom & **EN SUITE**, and private driveway parking.



TORQUAY ROAD | SPRINGFIELD | CM1 6NF
Tel: 01245 269 777
E-mail: phil@hamiltonpiers.co.uk





COMING SOON

Hamilton Piers, Chancellor Park's specialist local agent, are delighted to offer for sale this executive style detached family home that boasts FOUR DOUBLE BEDROOMS, a generous 55' REAR GARDEN, and a DETACHED DOUBLE GARAGE, plus entrance hall & cloakroom/wc, lounge, STUDY/ PLAY ROOM (could be used as a ground floor bedroom/ BEDROOM FIVE if required), separate dining room, conservatory, fitted kitchen & utility room, family bathroom, an EN SUITE to the master bedroom, and private driveway parking. The property is ideally located within walking distance to highly regarded local schools, and offers easy access to both the A12 and Chelmsford's City Centre. The valuer strongly recommends internal viewings. Please call us today to reserve your appointment.

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front, two double glazed windows to front, stairs to first floor, storage cupboard, under stairs storage recess, radiator, doors to kitchen, dining room, study/ playroom, lounge & cloakroom.

CLOAK ROOM:

Low-level WC, pedestal hand wash basin, radiator, part tiled walls, tiled floor.

LOUNGE: (13'6" x 13'4")

Two double glazed windows to side, feature fireplace with gas fire inset, two radiators, doors to conservatory.

CONSERVATORY: (12'9" x 11'4")

Double glazed windows to rear & side aspects, tiled floor, french doors to garden.

DINING ROOM: (10'4" x 10'3")

Double glazed windows to front & side, radiator.

STUDY/ PLAYROOM: (10'3" x 9'3")

Double glazed window to front, wood effect flooring, radiator.

KITCHEN: (12'7" x 10'9")

TORQUAY ROAD | SPRINGFIELD | CM1 6NF

Tel: 01245 269 777

E-mail: phil@hamiltonpiers.co.uk

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, breakfast bar, built in double oven & gas hob (with extractor over), tiled floor, radiator, space for dishwasher & fridge freezer, door to utility room.

UTILITY ROOM: (6' x 5'3")

Range of wall & base units, rolled edge work surfaces with stainless steel sink inset, tiled floor, space for washing machine & tumble dryer.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Double glazed window to front, airing cupboard, two storage cupboards, loft access, doors to all bedrooms & family bathroom.

BEDROOM ONE: (12'8" x 10'9")

Double glazed window to rear, two storage cupboards, built in over-bed cupboards, radiator, door to en suite.

EN SUITE:

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

BEDROOMTWO:(10'3" x 8'8")

Double glazed windows to front & side, built in storage cupboard, wood effect flooring, radiator.

BEDROOMTHREE: (10'2" x 9'3")

Double glazed window to front, radiator.

BEDROOMFOUR: (10'3" x 9'3")

Double glazed window to rear, built in storage cupboards, radiator.

FAMILYBATHROOM:

Obscure double glazed window to side, low-level WC, panel bath, pedestal hand wash basin, tiled walls and floor.

EXTERIOR:

REAR GARDEN:

This 55' x 30' rear garden offers a block paved patio area to the immediate rear of the property with the remainder laid to lawn, with raised hot tub area with feature hot tub, workshop (with power & lighting connected), gated front & rear access, and access to the double garage with up & over door (power & lighting connected).

FRONT GARDEN:

Driveway parking & detached Double Garage to rear.

AGENTS NOTES

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



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.