



An immaculately presented and EXTENDED semi-detached property with FOUR BEDROOMS, entrance hall & cloakroom, 17' LOUNGE, spacious dining room, 19' KITCHEN, good-sized bedrooms, refitted bathroom with four-piece suite, garage & driveway, and a 50' REAR GARDEN. Viewings are very strongly recommended!



Hamilton Piers of Chelmsford offer for sale this immaculately presented and EXTENDED semi-detached property, with FOUR BEDROOMS, entrance hall & cloakroom, 17' LOUNGE, spacious dining room, 19' KITCHEN, good-sized bedrooms, refitted family bathroom with four-piece suite, garage & driveway, and a 50' REAR GARDEN. The property also offers ideal potential to create additional living/bedroom space by extending/converting in to the garage or attic (subject to planning permission).  
Viewings are very strongly recommended!

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

**GROUND FLOOR:-**

**ENTRANCE HALL:**

UPVC entrance door to side, stairs to first floor, under-stairs cupboard, wood-effect flooring, radiator, doors to cloakroom, lounge, dining room and kitchen.

**CLOAK ROOM:**

Obscure double glazed window to side, low-level WC, vanity wash hand basin, wood-effect floor, tiled walls, radiator.

**LOUNGE: (16' 11" x 10' 7")**

Double glazed bow window to front, limestone faeture fireplace with gas fire inset, radiator.

**DINING ROOM: (11' 8" x 10' 9")**

Double glazed sliding patio doors to rear, radiator.

**KITCHEN BREAKFAST ROOM: (19' 5" x 7' 11" max)**

Double glazed window to side, double glazed french doors to rear overlooking the garden, fitted with a range of wall and base level units, rolled edge work surfaces with sink and drainer unit plus hob inset, built-in stainless steel double oven, breakfast bar to rear, space and plumbing for washing machine, fridge freezer and dishwasher, tiled floor, radiator.

**FIRST FLOOR:-**

**LANDING:**

Access via hatch with pull down ladder to loft (ideal to convert into additional accommodation, subject to planning permission), doors to all bedrooms and bathroom.

**BEDROOM ONE: (13' 1" x 10' 4")**

Double glazed window to front, built-in bedroom furniture to two walls, radiator.

**BEDROOM TWO: (13' 1" x 8' 6" inc. wardrobe)**

Double glazed window to front, built-in double wardrobe, radiator.

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

Double glazed window to rear, radiator.

**BEDROOM FOUR: (8' 6" x 7' 6" plus door recess)**

Double glazed window to rear, radiator.

**FAMILYBATHROOM:**

Obscure double glazed window to side, refitted white suite with fully tiled shower cubicle, corner bath, wall-mounted hand basin, low-level WC, chrome towel radiator, tiled to walls and floor.

**EXTERIOR:**

**REAR GARDEN:**

The rear garden measures a maximum of approximately 50' and is mainly laid to lawn, with decked patio area, shed to rear, and gated side access.

**FRONT GARDEN:**

To the front of the property is the lawned front garden area, with brick-paved driveway adjacent providing off-road parking for two cars, and access to garage via up and over door.

**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.