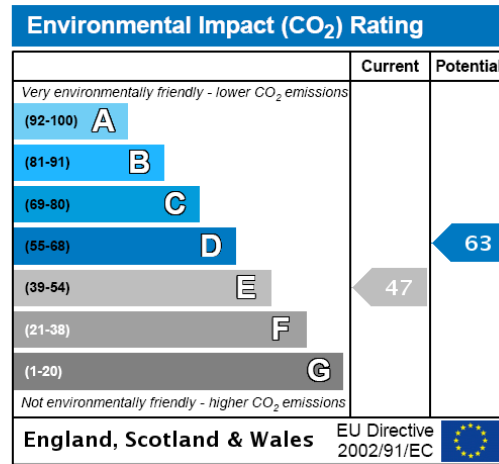
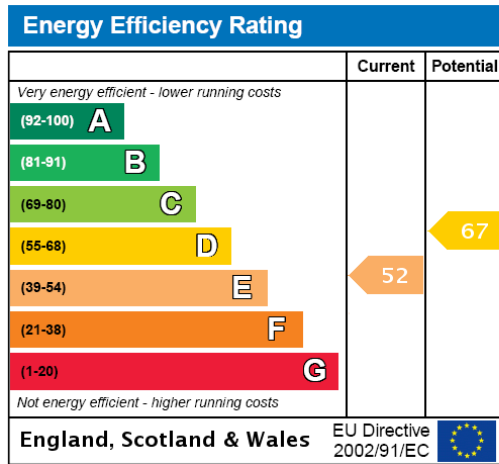




An EXTENDED semi-detached property with FOUR DOUBLE BEDROOMS and a 45' UNOVERLOOKED REAR GARDEN - within walking distance to the City Centre. With entrance hall & cloakroom, BAY-FRONTED LOUNGE, spacious dining room, fitted kitchen, bathroom & separate wc, plus GARAGE and ample driveway parking.





An EXTENDED semi-detached property with FOUR DOUBLE BEDROOMS and a 45' UNOVERLOOKED REAR GARDEN - within walking distance to the City Centre & Mainline Train Station - offered for sale by Hamilton Piers of Chelmsford. With entrance hall & cloakroom, BAY-FRONTED LOUNGE, spacious dining room, spacious 14' 10" fitted kitchen, family bathroom & separate wc, plus GARAGE and ample driveway parking. The property is ideally located close to local shops, the City Centre, and popular local schools (inc. Chelmsford's Grammar Schools!). View today!

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front, stairs to first floor, walk-in storage cupboard, radiator, doors to cloakroom, lounge, kitchen and dining room.

CLOAK ROOM:

Obscure window to side, low-level WC, wall-mounted hand basin, radiator.

LOUNGE: (13' 7" x 12' 7" into bay)

Double glazed bay window to front, feature fireplace with coal-effect gas fire inset, radiator.

DINING ROOM: (12' 7" x 10' 6")

Double glazed sliding patio doors to rear overlooking the garden, radiator.

KITCHEN: (14' 10" x 8' 11")

Double glazed window to rear, door to rear, range of wall and base units, tiled work surfaces with stainless steel sink inset, space for cooker, washing machine, dishwasher and fridge freezer.

FIRST FLOOR:-

LANDING:

Airing cupboard, loft access via hatch, doors to all bedrooms, bathroom and WC.

BEDROOM ONE: (13' 7" x 9' 11" inc. wardrobes)

Double glazed window to front, built-in wardrobes to one wall, radiator.

BEDROOMTWO:(12' 9" x 8' 4")

Double glazed window to front, wardrobe/dressing table recess, radiator.

BEDROOMTHREE: (15' 9" x 7')

Double glazed window to rear, radiator.

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

Double glazed window to rear, radiator.

FAMILYBATHROOM:

Obscure double glazed window to rear, panelled bath with shower over, pedestal wash hand basin, tiled walls, radiator, wood-effect flooring.

SEPARATE WC:

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

EXTERIOR:

REAR GARDEN:

Measuring 45' in depth and un-overlooked/screened to the rear, with hard-standing patio area, lawned area, shed to rear, and gated side access to front/driveway/garage.

FRONT GARDEN:

A newly laid solid-shingle driveway with off-road parking and access via double doors to the garage (with power & lighting connected).

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.