





A spacious EXTENDED semi-detached property with FOUR BEDROOMS and a DETACHED GARAGE & DRIVEWAY to the rear, plus entrance hall, lounge, STUDY, dining room, 17' KITCHEN & ADJOINING FAMILY ROOM, utility room, refitted family bathroom, EN SUITE to master bedroom, and a well-presented 45' REAR GARDEN.



| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 50 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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 | | 70 |
| (55-68) D | | |
| (39-54) E | 41 | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

Hamilton Piers are pleased to offer for sale this very spacious and EXTENDED semi-detached property with FOUR BEDROOMS and a DETACHED GARAGE & DRIVEWAY to the rear, plus entrance hall, lounge, STUDY/ PLAY ROOM, dining room, spacious 17' KITCHEN & ADJOINING FAMILY ROOM, utility room, refitted family bathroom, EN SUITE to master bedroom, and a well-presented 45' REAR GARDEN.

The property is located within easy access to the City Centre, plus local shops and schools (inc. Chelmsford's Grammar Schools).

PRICED TO SELL WITH A COMPLETE UPWARD CHAIN!!

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

GROUND FLOOR:-

ENTRANCE PORCH:

Entrance door to front, two windows to side, door to entrance hall.

ENTRANCE HALL:

Entrance door to front, stairs to first floor, under stair storage cupboard, radiator, doors to kitchen, lounge & study/ playroom.

STUDY/ PLAYROOM: (8'3" x 9'3")

Double glazed window to front, radiator.

LOUNGE: (13'2" x 12'7")

Double glazed window to front, feature fireplace with gas fire inset, radiator, open plan to dining room.

DININGROOM: (10'2" x 9')

Double glazed french doors rear, radiator.

KITCHEN: (9'7" x 9'6")

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, wood effect flooring, storage cupboard, space for range cooker, part tiled walls, open plan to family room.

FAMILY ROOM: (8'7" x 8'3")

Double glazed window to rear, range of wall & base units, rolled edge work surfaces, wood effect flooring, open plan to utility, door to garden.

TORQUAY ROAD | SPRINGFIELD | CM1 6NF

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UTILITY ROOM: (8'3" x 5'1")

Wood effect floor, space for fridge freezer & washing machine.

FIRST FLOOR:-

LANDING:

Loft access via hatch (boarded loft with lighting), doors to all bedrooms and family bathroom.

BEDROOM ONE: (11'7" x 10'3")

Double glazed window to front, storage cupboard, radiator.

BEDROOMTWO:(12'5" max x 8'4")

Double glazed window to front, radiator, door to en suite.

EN SUITE:

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

BEDROOMTHREE: (13'3" x 10'4")

Double glazed window to rear, storage cupboard, radiator.

BEDROOMFOUR: (8'6" x 8'3")

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

FAMILYBATHROOM:

Obscure double glazed window to rear, panel bath, low level WC, vanity hand wash basin, radiator.

EXTERIOR:

REAR GARDEN:

A well presented rear garden with lawned area, raised decking area, gated rear access, access to garage.

FRONT GARDEN:

To the immediate front of the property is a lawned area looking over a small pleasant green. To the side/rear of the property is the garage with up & over door, and driveway in front with off-road parking - further ample on-street parking available.

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.

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