

Watchouse Road

Galleywood, Chelmsford, CM2

Offers in excess of £359,995



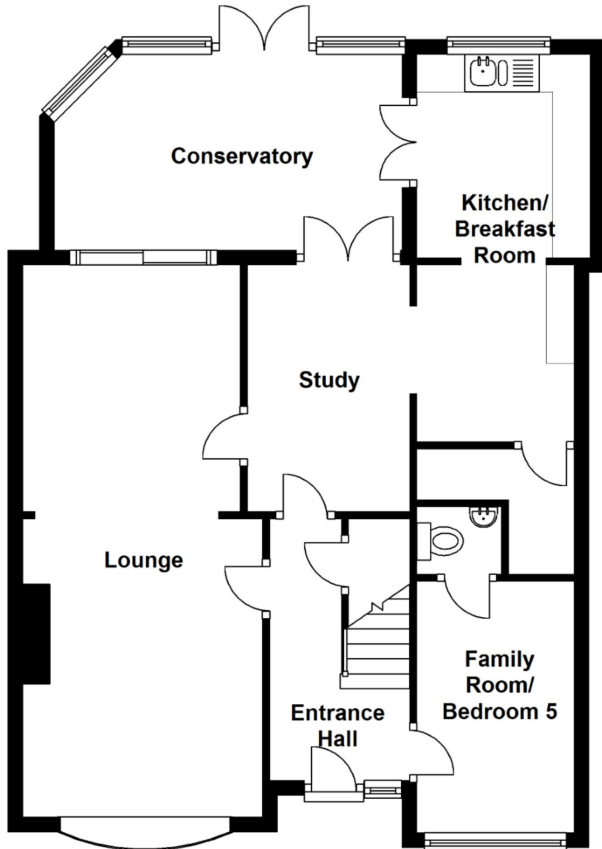
A VERY SPACIOUS and EXTENDED property with 4/5 BEDROOMS, plus a STUDY, FAMILY ROOM & CONSERVATORY - with entrance hall, LARGE 24' LOUNGE, family room/bed 5, MODERN 17' KITCHEN breakfast rm, IMPRESSIVE 19' MASTER BEDROOM with EN SUITE, refitted bathroom, driveway, and lawned front & rear gardens.



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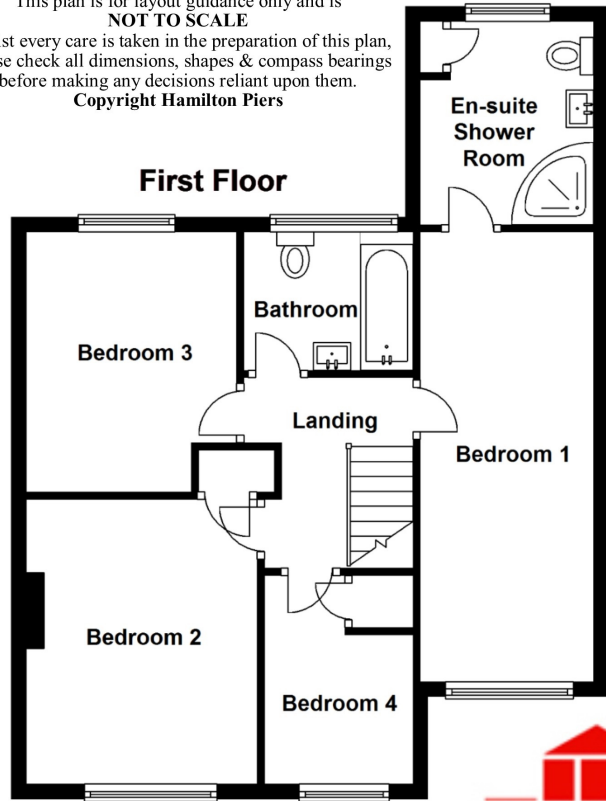
Ground Floor




APPROX INTERNAL FLOOR AREA
133 SQ M 1435 SQ FT


This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation of this plan,
please check all dimensions, shapes & compass bearings
before making any decisions reliant upon them.
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First Floor



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	82
(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		78
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hamilton Piers of Chelmsford are pleased to offer for sale this VERY LARGE & DECEPTIVELY SPACIOUS link semi/terrace family home, ideally located close to local countryside, parks and schools in Galleywood. Having been largely EXTENDED the property now boasts EXTRA RECEPTION ROOMS and offers; entrance hall, IMPRESSIVE 24' LOUNGE with fireplace, STUDY, 15' modern conservatory, 17' MODERN KITCHEN BREAKFAST ROOM (with utility room/cupboard), FAMILY ROOM/ bedroom five with cloakroom, GOOD-SIZED BEDROOMS with the very IMPRESSIVE 19 MASTER BEDROOM with MODERN EN SUITE, plus refitted family bathroom. Externally the property offers a generous sized lawned front garden, driveway parking, and an enclosed rear garden. Viewings are a must!!!

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, wood-effect floor, radiator, door to lounge, family room and study.

LOUNGE: (24' 5" x 10' 6" max)

Double glazed bow window to front, feature fireplace with coal effect gas fire inset, wood-effect flooring, radiator, door to study and sliding patio doors to rear into conservatory.

STUDY: (10' 10" x 7' 3")

Wood effect flooring, radiator, double glazed french doors to rear into conservatory, door to hallway, archway to kitchen.

KITCHEN BREAKFAST ROOM: (17' 9" x 7' 7")

Double glazed window to rear, range of modern wall and base level units, rolled edge work surfaces with stainless steel sink and drainer unit inset, built in oven with four-ring gas hob and stainless steel extractor hood over, integrated dishwasher, space for American style fridge freezer, breakfast bar, tiled floor, folding door to UTILITY CUPBOARD; with space for washing machine, tumble dryer and additional fridge.

CONSERVATORY: (15' 8" x 8' 11")

Double glazed french doors to rear, double glazed windows to side and rear aspects, part-pitched perspex roof.

FAMILY ROOM/ BEDROOM FIVE: (11' x 7' 3")

Double glazed window to front, wood-effect flooring, could be used as ground floor bedroom if required, door to

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cloakroom.

CLOAK ROOM/ EN SUITE WC:

Low-level WC, pedestal wash hand basin, wood-effect flooring.

FIRST FLOOR:-

LANDING:

Loft access, doors to all bedrooms and family bathroom.

BEDROOM ONE: (19' 10" x 7' 8")

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

EN SUITE:

Double glazed window to rear, refitted suite with fully tiled shower cubicle, low-level WC, pedestal wash hand basin, chrome towel radiator, tiled to walls and floor, storage cupboard.

BEDROOMTWO:(12' 2" x 10' 2")

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

BEDROOMTHREE: (11' 6" x 9' 2")

Double glazed window to rear, radiator.

BEDROOM FOUR: (9' 2" max x 6' 5")

Double glazed window to front, built-in cupboard, radiator.

FAMILYBATHROOM:

Obscure double glazed window to rear, refitted suite with panelled bath with shower over, low-level WC, vanity wash hand basin, chrome towel radiator, tiled to walls and floor.

EXTERIOR:

REAR GARDEN:

Laid to lawn with three storage sheds to rear.

FRONT GARDEN:

Lawned front garden with driveway adjacent - offering off-road parking for 2-3 cars, and additional parking on lawn (if required)

AGENTS NOTES

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



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