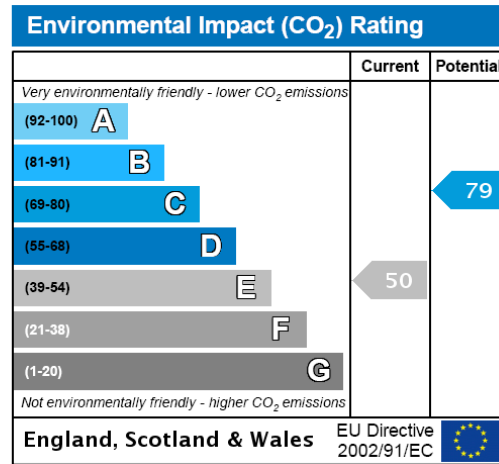
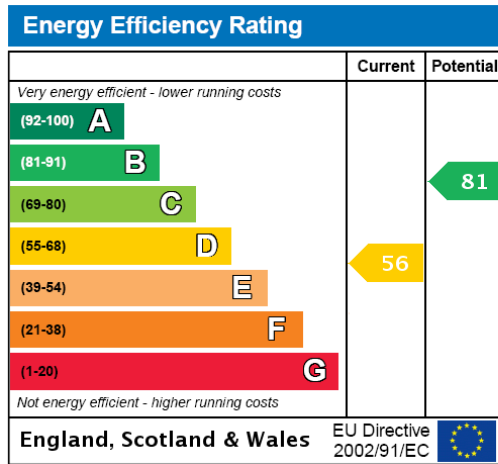




An EXTENDED semi detached property with an UNOVERLOOKED 80' REAR GARDEN, entrance hall, PLAY ROOM/ STUDY, spacious lounge & dining room, 19' KITCHEN & FAMILY ROOM, modern bathroom, three good-sized bedrooms, 16' LOFT ROOM (could be converted into BED 4, stpp), and driveway parking for 6 cars.





Hamilton Piers are delighted to offer for sale this EXTENDED semi detached property, located on one of the most desirable avenues in Chelmsford and within walking distance to the City Centre.

Externally the property boasts parking for up to six cars and the UN-OVERLOOKED 80' REAR GARDEN that backs onto fields!

Internally the property offers; entrance hall, STUDY/ PLAY ROOM (could be used as a ground-floor bedroom if required), a very IMPRESSIVE 29' LOUNGE & DINING AREA, a large 19' L-shaped kitchen & FAMILY ROOM, modern family bathroom, three good-sized bedrooms, and a 16' ATTIC ROOM - which could be easily converted into BEDROOM 4 (no planning permission required*, subject to building regs). The property also offers EXCELLENT POTENTIAL TO EXTEND to the side (again, stpp).

Viewings are very highly recommended!

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front, double glazed window to front, stairs to first floor, two storage cupboards, wood effect flooring, radiator, doors to study/ games room, kitchen & dining room.

STUDY/ PLAY ROOM: (14'6" x 8'3")

Double glazed window to front, wood effect flooring, door to utility room.

DINING ROOM: (13'3" x 11'10")

French doors to rear, wood effect flooring, radiator, open plan to lounge.

LOUNGE: (13'3" x 12'3")

Double glazed bay window to front, feature fireplace with open fire inset, wood effect flooring, radiator.

KITCHEN/ FAMILY ROOM: (19'7" > 8'11" x 18'4" > 11'1")

Double glazed windows to side and rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, built in double oven, fridge freezer & gas hob (with extractor over), space for washing machine, tiled floor, door to utility and garden.

UTILITYROOM: (9' x 6'6")

Double glazed window to rear, door to garden, tiled floor.

TORQUAY ROAD | SPRINGFIELD | CM1 6NF

Tel: 01245 269 777

E-mail: phil@hamiltonpiers.co.uk

FIRST FLOOR:-

LANDING:

Double glazed window to side loft access via hatch, doors to all bedrooms & family bathroom.

BEDROOM ONE: (13' x 9'10")

Double glazed bay window to front, built in double wardrobes to one wall, wood effect floor, radiator.

BEDROOM TWO: (13'3" x 10'8")

Double glazed window to rear, two built in wardrobes, wood effect floor, radiator.

BEDROOM THREE: (7'11" x 7'6")

Double glazed window to front, radiator.

FAMILY BATHROOM:

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

SECOND FLOOR:-

ATTIC ROOM/ BEDROOM FOUR: (16'10" x 14'2")

Juliet balcony to rear. This space is currently used as an office but offers the potential to be converted in to a fourth bedroom, stpp.

EXTERIOR:

REAR GARDEN:

An impressive 80' rear garden looking over fields, with block paved patio to the immediate rear of the property, remainder laid to lawn, with shed & gated rear access.

FRONT GARDEN:

To the front of the property is the driveway providing off road parking for six cars.

AGENTS NOTES

If you have any further questions regarding this property, please call 01245 269 777.

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.