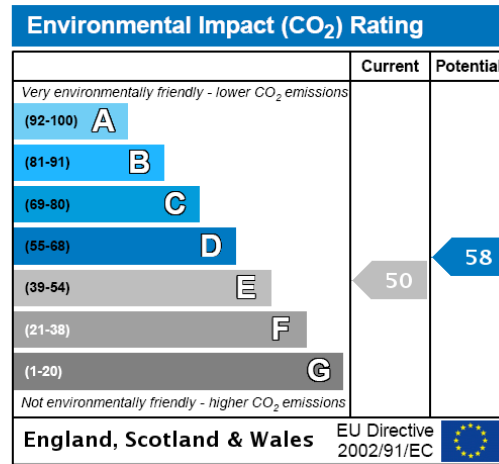
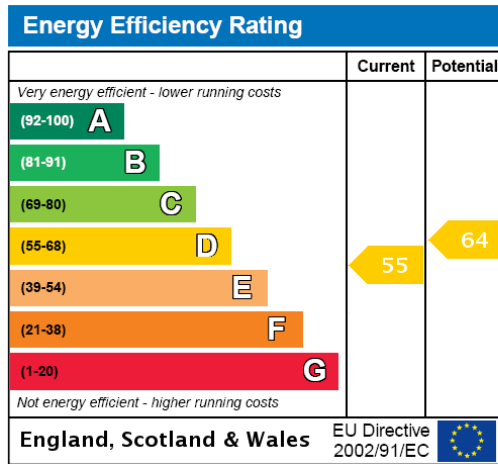




Situated on a 0.23 ACRE PLOT is this versatile and spacious detached residence, boasting a detached and SELF-CONTAINED ANNEX, and PLANNING PERMISSION GRANTED to extend further, with 4-5 BEDROOMS, 19' reception hall, lounge, family room & study, 25' KITCHEN DINER, large drive and 110' REAR GARDEN. No Chain!





A spacious detached family home, located within only 6 miles to Chelmsford's Mainline Station (offering access to London Liverpool Street within 35 minutes).

Situated on an impressive 0.23 Acre plot with a fully self-contained Annex, the property is ideal for those looking to accommodate elderly relatives or teenagers requiring their own space, or of course for those looking to have a self-contained business premise on their doorstep.

Internally the property boasts spacious and versatile accommodation, with the option for upto five/six bedrooms over the two floors, and further potential to extend the property further to the front aspect to substantially increase the size of the accommodation to both floors (PLANNING PERMISSION APPROVED ON 15/6/15).

With extensive driveway parking and the detached annex to the front, and extensive lawned gardens to the rear, the property has to be viewed to be appreciated.

The property is offered for sale with No Onward Chain.

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

#### GROUND FLOOR:-

##### RECEPTION HALL: (19' 4" x 9' 9")

An impressive reception hallway with entrance door to front aspect, double glazed windows to front with window seat/bench underneath, solid wood flooring, radiator, doors to lounge, family room, kitchen diner, study and shower room. Archway to rear hall with main staircase to first-floor, double glazed window to rear and under-stairs storage cupboards.

##### LOUNGE: (15' 9" into bay x 12' 1")

Double glazed bay window to front, double glazed window to side, feature fireplace with coal-effect fire inset, solid wood flooring, radiator.

##### FAMILY ROOM/ BEDROOM FIVE: (12' 1" into bay x 12' 1")

Double glazed bay window to front, oak flooring, radiator, \*a versatile room which can be used as a ground floor bedroom (if required).

##### STUDY: (9' 9" x 9' 5" plus door recess)

Double glazed window to rear, radiator, \*a versatile room which can be used as a ground floor bedroom (if required).

##### SHOWER ROOM/ WC:

Obscure double glazed window to rear, modern suite with a fully tiled shower cubicle, vanity wash hand basin,

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low-level WC, tiled walls and floor, chrome towel radiator.

**KITCHEN DINER:** (25' 8" > 13' 4" x 19' 1")

A very impressive L-shaped room, offering a large dining area and fully fitted modern kitchen, with double glazed french doors and window to rear (overlooking the rear garden), double glazed window to front (to kitchen area), a comprehensive range of wall and base level units, rolled edge work surfaces with sink and drainer unit inset, integrated dishwasher, spaces for American fridge freezer, cooker & washing machine, tiled floor, radiator, secondary staircase to first-floor versatile room.

**FIRST FLOOR ACCOMMODATION:-**

**MAIN LANDING:**

Airing cupboard, doors to bedrooms one to three and family bathroom.

**BEDROOM ONE:** (17' 1" max x 17' 2" > 7' 5")

Double glazed window to front, velux window to rear, built-in wardrobes to one wall, walk-in wardrobe/cupboard, radiator.

**BEDROOMTWO:**(17' 1" max x 8' 6" max)

Two double glazed windows to front, built-in sliding mirror wardrobe to one wall, oak flooring, radiator.

**BEDROOMTHREE:** (9' 11" x 8' 10")

Double glazed window to rear, radiator.

**FAMILYBATHROOM:**

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

**SECONDARY LANDING:**

Door to bedroom/nook.

**BEDROOM FOUR:** (16' 2" x 4' 10" < 8' 3")

Double glazed window to front, velux window to rear, radiator.

**EXTERIOR:**

A total plot measuring approximately 0.23 acres.

**FRONT GARDEN:**

Large shingle driveway to the front, offering off-road parking for multiple vehicles, side access to the rear garden, and access to the Annex.

**REAR GARDEN:**

The rear garden measures approximately 110' x 50' and offers extensive lawned areas that extend to the rear of the plot. To the immediate rear of the property is a large block-paved and shingle patio area, with ample space for seating, barbeques and entertaining. The garden is privately enclosed/screened by mature tree/plant/hedge borders, with a more enclosed lawned area to the rear with a timber shed to remain.

**SELF CONTAINED ANNEX:**

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**ENTRANCE PORCH:**

Entrance door to side aspect, tiled floor, door to cloakroom and lounge.

**CLOAKROOM:**

Low-level WC, wall-mounted hand basin, tiled floor.

**LOUNGE/DINER: (18' 4" x 16' 5")**

Double glazed french doors and window to front, open-plan to kitchen, stairs to first floor, oak flooring, radiator.

**KITCHEN:**

Modern range of wall and base units, rolled edge work surfaces with stainless steel sink inset, built-in stainless steel oven, space for washing machine and fridge freezer, independent gas boiler housed in cupboard.

**LANDING:**

Opens to bedroom.

**BEDROOM: (12' 6" max x 11' 3")**

Two double glazed windows to front, built-in wardrobes to one wall, eaves storage cupboard, door to en suite.

**EN SUITE:**

Modern suite with a fully tiled shower cubicle, vanity wash hand basin, low-level WC, tiled to walls and floor.

**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.