

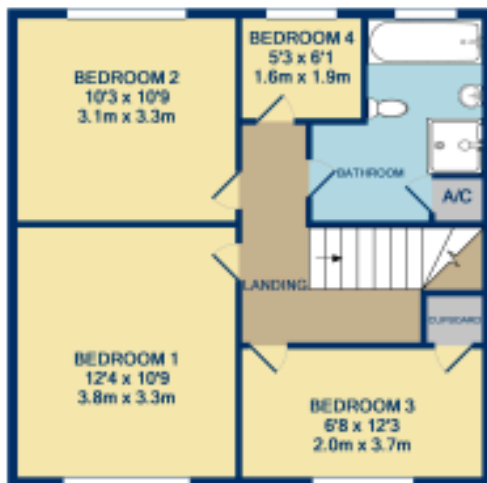


An EXTENDED detached family home with a SELF-CONTAINED ANNEX BUNGALOW, situated on a CORNER PLOT in the heart of Old Springfield. Ideal for those looking to cohabit with elderly relatives/teenagers, or work from home! A spacious and versatile home that MUST be viewed to be appreciated - NO CHAIN!







GROUND FLOOR



1ST FLOOR

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(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	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hamilton Piers of Old Springfield are delighted to offer for sale this very spacious and versatile detached family home, located on a spacious corner plot and boasting a SELF-CONTAINED BUNGALOW ANNEX. If not required, the annex could be incorporated into the main property to create a VERY LARGE FAMILY HOME. The main property currently offers a spacious entrance hall, cloakroom, lounge, dining room, conservatory, LARGE KITCHEN BREAKFAST ROOM, four bedrooms, and family bathroom. The annex's versatile accommodation includes its own entrance door and hallway, lounge, conservatory, kitchen, large bedroom and shower room. Externally the property boasts ample driveway parking, garage & workshops/sheds, and a 65' WIDE REAR GARDEN. Viewings are very highly recommended to truly appreciate the size and layout. Offered for sale with NO ONWARD CHAIN!

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, radiator, doors to lounge, kitchen and cloakroom.

CLOAK ROOM:

Obscure double glazed window to front, low-level WC, wall-mounted hand basin, tiled to walls and floor, radiator.

LOUNGE: (14' 5" x 10' 11")

Double glazed boxed bow window to front, feature fireplace with coal effect gas fire inset, radiator, *could be knocked through to dining room to create a larger reception room.

KITCHEN BREAKFAST ROOM: (14' 11" x 12' 8")

Double glazed window to rear, double glazed door to rear, comprehensive range of wall and base level units with lighted display cabinet, rolled edge work surfaces with stainless steel sink inset and breakfast bar, built-in stainless steel double oven, plus five ring stainless steel gas hob with extractor hood over, integrated fridge freezer, spaces for washing machine and dishwasher, storage cupboard, tiled floor, radiator, doors to dining room and annex lounge/additional reception room.

DINING ROOM:(10' 11" x 8' 8")

Laminate flooring, radiator, double glazed sliding patio doors to rear aspect into conservatory.

CONSERVATORY: (12' x 9')

Double glazed windows to side and rear aspects, double glazed door to side, pitched perspex/upvc roof, feature

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wall with electric fireplace inset, tiled floor.

FIRST FLOOR:-

LANDING:

Loft access, doors to bedrooms and bathroom.

BEDROOM ONE: (12' 5" x 10' 11")

Double glazed window to front, built-in wardrobes/drawers to two walls, radiator.

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

Double glazed window to rear, radiator.

BEDROOM THREE: (12' 4" x 6' 10")

Double glazed window to front, over-stairs storage cupboard, radiator.

BEDROOM FOUR/STUDY: (5' 11" x 5' 4")

Double glazed window to rear, radiator, ideal as nursery with space for cot bed or home office.

FAMILY BATHROOM:

Obscure double glazed window to rear, panelled bath with shower attachment, fully tiled shower cubicle, low-level WC, pedestal wash hand basin, airing cupboard housing hot water cylinder, radiator, tiled to walls and floor.

ANNEX/ BUNGALOW:

To the immediate side of the main residence is the adjoining annex bungalow which is self-contained and would be ideal for families looking to cohabit, for elderly relatives, for those with teenagers who require their own space, or as a business premise for those looking to work from home.

Having its own entrance door to the side, the annex can be cut off completely from the main accommodation... it could also, if not required, be easily incorporated into the main property to offer a substantially larger family home with five/six bedrooms, or additional reception rooms. (Please see valuer's suggestions below for alternative accommodation options, should the annex not be required.)

ANNEX ENTRANCE HALL / SIDE LOBBY:

UPVC door to side, storage cupboard, tiled floor, door to annex shower room, lounge and bedroom. *If annex is not required this room would act as the side lobby to the main property.

ANNEX LOUNGE / PLAY ROOM: (14' 3" x 11' 11")

Double glazed french doors to rear into conservatory, radiator, doors to both kitchens. *Used as the lounge for the annex; could be used as an additional bedroom or reception room/play room to the main residence, if annex is not required.

ANNEX CONSERVATORY: (8' x 7' 10")

Double glazed french doors to rear, double glazed windows to side and rear aspect, tiled floor, radiator, *would act as secondary conservatory to main property if annex is not required.

ANNEX KITCHEN / UTILITY ROOM: (12' 10" max x 9' 10" max)

Double glazed window to front, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, built-in double oven, boiler to wall, space for washing machine and fridge freezer, tiled floor, radiator, *if annex is not required this room could be used as utility room to main property.

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ANNEX BEDROOM: (16' 3" x 11' 10" max)

Double glazed window to rear, two radiators, *could be used as additional reception room or ground-floor bedroom to main property if annex is not required.

ANNEX SHOWER ROOM:

Obscure double glazed window to side, double fully tiled shower cubicle, low-level WC, pedestal wash hand basin, tiled to walls and floor, radiator, *would act as ground-floor shower room to main property if annex is not required.

EXTERIOR:

FRONT GARDEN:

To the front and side of the property is the brick paved driveway offering off-street parking for multiple vehicles, and in turn gives access to the garage (with up and over door, power and lighting connected) and side access to the rear garden, and entrance door to the annex.

REAR GARDEN:

With block paved patio area, raised decked seating area, small lawn area, gated side access, and a selection of sheds/workshops to the rear of the garage. The garden measures approximately 65' wide (max).

AGENTS NOTES

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

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