



Tax Band: F

## The Pines

Chelmsford, CM3 2DB

**£2,250 Per Calendar Month**



AVAILABLE IMMEDIATELY and boasting a substantial plot with sizeable UNOVERTLOOKED rear garden, THREE reception rooms inc. 22' TRIPLE ASPECT lounge and dining/play room is this four bedroom detached property. Benefiting from a detached DOUBLE GARAGE with driveway for 3-4 vehicles, CONSERVATORY, kitchen/breakfast room, UTILITY room plus EN-SUITE to master & d/stairs cloakroom. Ideally located a short walking distance to local amenities & Hatfield Peverel Station (mainline to London Liverpool St) with convenient access to A12 & Chelmsford City Centre.



# The Pines, Chelmsford, CM3 2DB

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Secure part-glazed main entry door, stairs to first floor, radiator, carpeted floor

### LOUNGE:

22'1 x 9'4 (6.73m x 2.84m)

Double glazed windows to front and side aspects, central fireplace with surround, two radiators, Parquet flooring. Bi-folding doors to conservatory.

### CONSERVATORY:

13'2 x 11'5 (4.01m x 3.48m)

Part UPVC and part brick construction with vaulted glass roof, Parquet flooring. French doors to rear garden.

### DINING ROOM:

10'11 x 10'0 (3.33m x 3.05m)

Double glazed window to rear aspect, radiator, wood flooring.

### CLOAKROOM:

Opaque double glazed window to side aspect, inset WC, inset wash hand basin with tiled splash back, radiator, tiled flooring.

### KITCHEN / BREAKFAST ROOM:

10'10 x 9'6 (3.30m x 2.90m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in double oven, gas hob, space for fridge, freezer and dishwasher, breakfast bar, tiled flooring.

### UTILITY ROOM:

10'4 x 6'10 (3.15m x 2.08m)

Double glazed window to front aspect, fitted matching base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, space for fridge/freezer, washing machine and tumble dryer, radiator, tiled flooring. Door to side aspect onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to front aspect, airing cupboard, loft access, radiator, carpeted flooring.

## MASTER BEDROOM:

14'3 x 10'1 (4.34m x 3.07m)

Double glazed windows to side and rear aspects, fitted wardrobes, radiator, carpeted flooring.

## EN-SUITE:

Opaque double glazed window to rear aspect, enclosed and fully tiled shower unit, low level WC, pedestal wash hand basin, radiator, tiled flooring.

## BEDROOM TWO:

10'9 x 9'2 (3.28m x 2.79m)

Double glazed window to rear aspect, radiator, carpeted flooring.

## BEDROOM THREE:

10'9 x 7'5 (3.28m x 2.26m)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring.

## BEDROOM FOUR:

9'3 x 7'5 (2.82m x 2.26m)

Double glazed window to front aspect, (currently fitted with desk and shelving used as study), radiator, carpeted flooring.

## FAMILY BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower attachment, inset WC, vanity wash hand basin, bidet, shaver point.

## EXTERIOR:

### REAR GARDEN:

Sizeable unoverlooked l-shaped rear garden comprising patio areas, landscaped areas with flowering plants and shrubs, matures trees to border with remainder mainly laid to lawn, Summer House, storage shed and gated side access.

## GARAGE, DRIVEWAY & PARKING:

Double garage fitted with power, lighting and up & over doors. Driveway parking for 3-4 vehicles.

## AGENTS NOTES:

Council Tax Band: F

For further information regarding this property, please contact Hamilton Piers.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

