HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Audley Road

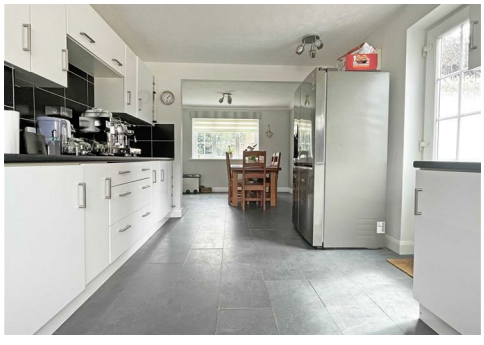
Freehold
Tax Band: E

Chelmsford, CM3 1RS

Offers In Excess Of £475,000

4 2 2 D

A well presented link detached FOUR BEDROOM family home, boasting an IMPRESSIVE 24' KITCHEN DINER, separate OFFICE/STUDY and a spacious 18' lounge. Further offering an EN-SUITE to master bedroom, family bathroom & d/stairs cloakroom, generous low maintenance garden, TANDEM (DOUBKE-LENGTH) GARAGE and driveway parking for two cars. Ideally positioned in the heart of Great Leighs, set within walking distance to local village amenities and within easy access to A120/M11, Felsted & A12/Chelmsford. Just 4 miles to Chelmsford's Park & Ride facility. Contact Great Leigh's' local property specialists to view!



Audley Road, Chelmsford, CM3 1RS

Entrance Hall:-
UPVC entrance door onto hallway, with doors to- lounge, kitchen diner, office/study, cloakroom

Lounge:-
17'79" x 14'04" (5.18m x 4.37m)
Double glazed sliding doors onto garden, radiator, wood effect flooring.

Open Plan Kitchen Diner:-
24'10" x 10'00" (7.57m x 3.05m)

Kitchen Area :-
14'04" x 10'00 (4.37m x 3.05m)
Triple aspect double glazed window to front, window to rear and door to side, roll edge worktops with stainless drainer sink inset, matching wall and base units, electric hob with extractor over, electric oven, space for dishwasher, washing machine and fridge freezer, tiled flooring.

Dining Area:-
13'00 x 9'06" (3.96m x 2.90m)
Triple aspect Double glazed window to the rear, window to the front and door to the side, door onto living room.

Office/ Study:-
8'50" x 5'77" (2.44m x 1.52m)
Double glazed window to front, radiator.

Cloakroom:-
Double glazed opaque window, wall mounted hand basin, low level W/C.

First Floor:-
Landing with doors to- bedroom one, two, three and four, family bathroom, loft hatch and airing cupboard.

Bedroom One:-
15'98" x 11'05" (4.57m x 3.48m)
Double glazed window to rear, radiator, door to en-suite.

En-suite:-
Double glazed opaque window to rear, corner shower, vanity hand wash basin, low level W/C, tiled flooring.

Bedroom Two:-
11'05" x 8'56" (3.48m x 2.44m)
Double glazed window to front, radiator.

Bedroom Three:-
11'58" x 7'57" (3.35m x 2.13m)
Double glazed window to rear, radiator

Bedroom Four:-
8'16" x 6'59" (2.44m x 1.83m)
Double glazed window to front., radiator

Family Bathroom:-
8'20" x 5'34" (2.44m x 1.52m)
Double glazed opaque wimdow to side , double walk in shower, bath, vanity hand basin, low level W/C.

Exterior:-

Rear Garden:-
Decked area to immediate rear with paved border, artificial grass, small woodchipped seating area to rear, access door to garage.

Garage:-
Tandem garage with up and over door, access door from garden.

Frontage & Parking:-
Laid to lawn front garden, with driveway parking for two vehicles.

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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.