



## Audley Road

Chelmsford, CM3 1RS

**Guide Price £675,000**

Freehold  
Tax Band: E



Boasting an impressive **THIRD OF AN ACRE PLOT** with generous **UNOVERLOOKED** gardens plus a detached **DOUBLE GARAGE** (part-converted with **ANNEX POTENTIAL**) and gated driveway for multiple vehicles is this four **DOUBLE** bedroom detached bungalow. Benefiting from a spacious 17' **BAY-FRONTED** lounge, dining room plus 20' kitchen/breakfast room with adjoining **UTILITY ROOM**. Offering **VERSATILE** and very well-proportioned living space throughout with plenty of **POTENTIAL TO EXTEND/RE-DEVELOP (STPP)** and ideally positioned in a private, tucked away setting within the highly regarded Great Leighs village. Walking distance to all local amenities with nearby access to **NEW Beaulieu Station, A120/M11** and Chelmsford City Centre & Mainline Station.



# Audley Road, Chelmsford, CM3 1RS

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed secure main entrance door flanked by obscure double glazed windows, radiator, wood flooring.

### CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, inset wash hand basin, radiator, tiled flooring.

### LOUNGE:

17'10 x 17'7 (5.44m x 5.36m)

Double glazed bay window to front aspect, central log burning fireplace with exposed brick surround, radiator, wood flooring. Double doors into dining room.

### DINING ROOM:

15'1 x 11'6 (4.60m x 3.51m)

Double glazed window to side aspect, radiator, wood flooring. Double doors to lounge and part-glazed double doors to rear garden.

### KITCHEN / BREAKFAST ROOM:

20'1 x 9'7 (6.12m x 2.92m)

Double glazed windows to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a double sink unit with central mixer tap and drainer, built-in oven, ceramic hob with extractor hood over, integrated fridge, dishwasher and wine cooler, radiator, tiled flooring.

### UTILITY ROOM:

9'7 x 6'5 (2.92m x 1.96m)

Double glazed window to rear aspect, inset wash hand basin, space for fridge/freezer, washing machine and tumble dryer, floor mounted boiler, radiator, vinyl flooring. Part-glazed secure door to rear garden.

### INNER HALL:

Double glazed window to side aspect, double airing cupboard, radiator, carpeted flooring.

### MASTER BEDROOM:

17'9 x 13'1 (5.41m x 3.99m)

Double glazed windows to rear aspect, radiator, carpeted flooring. Part-glazed secure double doors to rear garden.

### EN-SUITE:

Opaque double glazed window to side aspect, panelled bath with shower over, low level WC, pedestal wash hand basin, radiator, tiled flooring.

### BEDROOM TWO:

14'0 x 10'8 reducing to 7'6 (4.27m x 3.25m reducing to 2.29m)

Double glazed window to side aspect, built-in wardrobes, radiator, wood flooring.

### BEDROOM THREE:

17'9 x 7'8 plus recess into bay (5.41m x 2.34m plus recess into bay)

Double glazed bay window to front aspect, radiator, carpeted flooring.

### BEDROOM FOUR:

14'0 x 7'9 (4.27m x 2.36m)

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

### FAMILY BATHROOM:

Opaque double glazed window to side aspect, enclosed and fully tiled shower unit, panelled corner bath, low level WC, vanity wash hand basin, radiator, tiled flooring.

### EXTERIOR:

#### REAR GARDEN:

Extensive, private and unoverlooked gardens comprising paved areas with decorative stone to property rear with raised decking areas to side and pergola set over outdoor entertaining area, remainder mainly laid to lawn with mature trees and hedges to borders, gated side access.

#### DOUBLE GARAGE & GATED DRIVEWAY:

Detached double garage (part-converted) fitted with power, lighting and up & over door. Gated driveway parking for multiple vehicles.

### AGENTS NOTES:

Council Tax Band: E

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



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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.

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