



## Churchill Rise

Chelmsford, CM1 6FD

**£425,000**

Freehold  
Tax Band: C



An EXTENDED and ABSOLUTELY IMMACULATELY PRESENTED property boasting three good sized bedrooms and a REFITTED KITCHEN, CLOAKROOM & BATHROOM! Plus a spacious lounge that is OPEN PLAN to the DINING / FAMILY ROOM - with BI-FOLDING DOORS to the immaculate un-overlooked rear garden, and driveway parking for 2 cars. Ideally located close to local schools & amenities in North Springfield - contact Hamilton Piers to view today!



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## Ground Floor:

### Entrance Hall:

Composite entrance door to front, doors to cloakroom, lounge, dining room, kitchen, two cupboards, radiator, wood effect flooring.

### Cloakroom:

Obscure double glazed window to front, vanity hand wash basin, low level W/C, part tiled walls, wood effect flooring.

### Kitchen:

10'11" x 10'9" (3.33m x 3.28m)

Double glazed window to front, range of wall and base units, rolled edge work surfaces with sink inset, integrated double oven, hob with extractor over, dishwasher, boiler to cupboard, space for fridge freezer, washing machine, radiator, part tiled walls, tiled flooring.

### Lounge:

14'8" x 13'8" (4.47m x 4.17m)

Fireplace, radiator, open to:-

### Dining / Family Room:

16'4" x 8'11" (4.98m x 2.72m)

Bi-folding doors to rear, velux window, radiator, wood effect flooring.

## First Floor:

### Landing:

Doors to bedroom one, bedroom two, bedroom three, family bathroom, cupboard, loft access.

### Bedroom One:

14'6" > 11'4" x 11'9" (4.42m > 3.45m x 3.58m)

Double glazed window to front, fitted wardrobes, radiator.

### Bedroom Two:

11'3" x 11'1" (3.43m x 3.38m)

Double glazed window to front, fitted wardrobes, radiator.

### Bedroom Three:

9'1" x 8'5" (2.77m x 2.57m)

Velux window to rear, radiator.

### Family Bathroom:

9'3" x 5'5" (2.82m x 1.65m)

Velux window to front, panel bath with shower over, vanity hand wash basin, low level W/C, radiator, part tiled walls, tiled flooring.

### Exterior:

#### Rear Garden:

Paved patio to immediate rear, rest laid to lawn.

#### Frontage & Parking:

Driveway parking for 2 cars.



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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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