



## Baden Powell Close

Chelmsford, CM2 7GA

Freehold  
Tax Band: E

**Offers In Excess Of £500,000**



Boasting a sizeable UNOVERLOOKED rear garden, spacious 15' DUAL ASPECT kitchen/diner & lounge plus a GARAGE, CARPORT & driveway parking for two vehicles and further allocated parking is this well-proportioned four bedroom LINK-DETACHED property. Benefiting from an EN-SUITE to master bedroom, family bathroom & d/stairs cloakroom plus plenty of POTENTIAL TO EXTEND OR CONVERT LARGE LOFT (STP). Ideally tucked away on an established development with nearby access to local shops/amenities & highly regarded schools with convenient access to A130/A12 and Chelmsford City Centre & Mainline Station. Call Hamilton Piers of Chelmsford to view!





# Baden Powell Close, Chelmsford, CM2 7GA

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Secure main entry, door, stairs to first floor, under stairs storage cupboard, radiator, wood flooring.

### CLOAKROOM:

Opaque double glazed window to rear aspect, low level WC, pedestal wash hand basin, radiator, wood flooring.

### LOUNGE:

18'5 x 10'2 (5.61m x 3.10m)

Double glazed window to front aspect, central fireplace with surround, two radiators, carpeted flooring. French doors to rear garden.

### KITCHEN / DINER:

18'5 x 8' (5.61m x 2.44m)

Double glazed window to front 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, double cooker, gas hob with extractor hood over, integrated fridge/freezer, dishwasher, washing machine, radiator, tiled flooring. French doors to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to rear aspect, airing cupboard, carpeted flooring.

### MASTER BEDROOM:

15'7 x 10'4 (4.75m x 3.15m)

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

### EN-SUITE:

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

### BEDROOM TWO:

15'5 x 8'7 (4.70m x 2.62m)

Triple glazed windows to front and rear aspects, built-in wardrobes, radiator, carpeted flooring.

### BEDROOM THREE:

9'2 x 8'4 max (2.79m x 2.54m max)

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

### BEDROOM FOUR:

9'2 x 6'6 (2.79m x 1.98m)

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

### FAMILY BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap, shower attachment and shower over, low level WC, pedestal wash hand basin, radiator, tiled flooring.

## EXTERIOR:

### REAR GARDEN:

Unoverlooked and generously sized rear garden, enclosed by fencing and comprising a patio area to property rear with remainder mainly laid to lawn, mature shrub borders, raised decking area to garden rear, storage shed and greenhouse, access into garage, gated rear access and gated side access to carport and driveway.

## GARAGE, CARPORT & DRIVEWAY PARKING:

Single garage (potential to convert) fitted with power, lighting and up & over door. Carport with driveway parking for two vehicles with allocated parking space to property rear and further on-street parking available on a free for all basis.

## 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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