



## Hill View Road

Chelmsford, CM1 7RZ

**£399,995**

Freehold  
Tax Band: C



Offered for sale with NO ONWARD CHAIN is this semi - detached home, boasting THREE DOUBLE BEDROOMS, spacious lounge diner, re-fitted kitchen and shower room, CONSERVATORY, garage and driveway parking, within a SHORT WALK to Chelmsford city centre & mainline train station, also with excellent POTENTIAL TO EXTEND (STP). Contact Hamilton Piers to view!



# Hill View Road, Chelmsford, CM1 7RZ

## Ground Floor:

### Entrance Hall:

UPVC entrance door to front, doors to cloakroom, lounge diner, kitchen, radiator, stairs to first floor.

### Cloakroom:

Obscure double glazed window to side, low level W/C, hand wash basin, tiled flooring.

### Kitchen:

12'2" x 8'8" (3.71m x 2.64m)

Double glazed window and door to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, gas hob with extractor over, space for fridge freezer, washing machine, part tiled walls, tiled flooring.

### Lounge Diner:

20'5" x 10'10" (6.22m x 3.30m)

Double glazed window to front, double glazed sliding door to rear, two radiators.

### Conservatory:

6'2" x 5'7" (1.88m x 1.70m)

UPVC roof, double glazed windows to rear and sides, door to rear, tiled flooring.

## First Floor:

### Landing:

Double glazed window to side, doors to bedroom one, bedroom two, bedroom three, shower room, airing cupboard, loft access.

### Bedroom One:

11'11" x 11' (3.63m x 3.35m)

Double glazed window to front, fitted wardrobes, radiator.

### Bedroom Two:

11'11" x 8'7" (3.63m x 2.62m)

Double glazed window to rear, radiator.

### Bedroom Three:

11'2" x 7'10" (3.40m x 2.39m)

Double glazed window to front, fitted wardrobes, radiator.

### Shower Room:

7'9" x 5'5" (2.36m x 1.65m)

Two obscure double glazed windows to rear, fully tiled shower cubicle, vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls and flooring.

### Exterior:

#### Rear Garden:

Paved patio, mature shrubs to border, gated side access, door to brick built shed.

#### Frontage, Garage & Parking:

Paved driveway parking, garage with electric up and over door, mature shrubs, rest shingled.



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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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