



**Bodmin Road**  
Chelmsford, CM1 6LL

Freehold  
Tax Band: E

**£650,000**



IMMACULATELY PRESENTED and being sold with the benefit of a COMPLETE ONWARD CHAIN is this largely EXTENDED detached family home, offering very spacious accommodation consisting of a STUDY / PLAY ROOM, dining room, LARGE 22' LOUNGE, conservatory, 20 MODERN KITCHEN breakfast room, modern bathroom & shower room, FOUR GOOD SIZED BEDROOMS, driveway parking for 3-4 cars, a garage with potential to convert and an UNOVERLOOKED REAR GARDEN. Viewings are a necessity to appreciate the true size and presentation!



# Bodmin Road, Chelmsford, CM1 6LL

## Ground Floor:

### Entrance Hall:

Composite entrance door to front, doors to study/play room, lounge, kitchen breakfast room, cupboard, stairs to first floor, radiator, tiled flooring.

### Study/Playroom:

10'7" x 7'7" (3.23m x 2.31m)

Double glazed window to front, radiator. \*Could be used as a ground floor (fifth) bedroom if required.

### Lounge:

22" x 11'1" (6.71m x 3.38m)

Double glazed bow window to front, entrance to dining room, radiator.

### Dining Room:

10'7" x 10'6" (3.23m x 3.20m)

Double glazed french doors to conservatory, door to kitchen breakfast room, radiator.

### Conservatory:

11'2" x 9'1" (3.40m x 2.77m)

UPVC roof, double glazed windows to sides and rear, french doors to side, electric heater, tiled flooring.

### Kitchen Breakfast Room:

19'11" > 12'6" x 19' (6.07m > 3.81m x 5.79m)

Double glazed window and door to rear, range of wall and base units, square edge work surfaces with stainless steel sink inset, integrated double oven, hob with glass splashback and extractor over, fridge freezer, dishwasher, washing machine, doors to bathroom, garage, tiled flooring.

### Bathroom:

6'10" x 6'9" (2.08m x 2.06m)

Panel bath with shower mixer tap, vanity hand wash basin, low level W/C, chrome towel radiator, part tiled walls, tiled flooring.

## First Floor:

## Landing:

Double glazed window to side half landing, doors to bedroom one, bedroom two, bedroom three, bedroom four, shower room, loft access, radiator.

### Bedroom One:

11'3" x 11' (3.43m x 3.35m)

Double glazed window to front, fitted wardrobes, radiator.

### Bedroom Two:

11'4" x 10'5" (3.45m x 3.18m)

Double glazed window to front, fitted wardrobes, radiator.

### Bedroom Three:

10'7" x 9'6" (3.23m x 2.90m)

Double glazed window to rear, fitted wardrobes, radiator.

### Bedroom Four:

8'4" x 7'9" (2.54m x 2.36m)

Double glazed window to rear, fitted wardrobes, airing cupboard, radiator.

### Shower Room:

7'6" x 4'9" (2.29m x 1.45m)

Obscure double glazed window to rear, fully tiled double shower cubicle, vanity hand wash basin, low level W/C, chrome towel radiator, part tiled walls, tiled flooring.

## Exterior:

### Rear Garden:

Paved patio to immediate rear, gated side access, mature shrubs to border, rest laid to lawn.

### Frontage, Driveway & Garage:

Paved driveway for 3/4 cars, garage with up and over door - potential to convert into additional ground floor accommodation if required, stp.

## Agent Notes:

Council Tax Band: E



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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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