



New London Road

Chelmsford, CM2 0RG

Guide Price £695,000



A substantial FOUR STOREY GEORGIAN TOWN HOUSE offering flexible and versatile living space. Built circa 1830 and offering up to FIVE BEDROOMS, two bathrooms, THREE KITCHENS, parking for 4 cars, a GENEROUS 75' REAR GARDEN, and all within a VERY SHORT WALK TO CHELMSFORD CITY CENTRE and it's mainline train station.



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GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front, stairs to basement level & first floor, wood effect flooring, radiator, doors to family room/ bedroom three, study/ bedroom four & kitchen.

FAMILY ROOM / BEDROOM THREE: (13' x 12'10")

Glazed window to front, feature fire place with open fire inset, radiator.

STUDY / DINING ROOM / BEDROOM FOUR: (11'3" x 9'10")

Glazed window to rear, radiator.

UTILITY ROOM / KITCHEN 3: (7'8" x 4'9")

Glazed window to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, wood effect flooring, space for washing machine & cooker, door to garden.

SHOWER ROOM:

Obscure glazed window to side, fully tiled shower cubicle, low-level WC, pedestal hand wash basin.

BASEMENT LEVEL:-

LOUNGE / BEDROOM FIVE: (16'9" x 12'5")

Glazed window to front, radiator.

KITCHEN 2: (11' x 10'11")

Range of wall & base units, breakfast bar, space for fridge freezer, storage cupboard, wood effect flooring, door to garden.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Glazed window to rear, doors to lounge.

LOUNGE: (17' x 13')

Two glazed windows to front, two radiators, door to kitchen.

KITCHEN 1: (11'10 x 9'7")

Two glazed windows to rear, range of wall and base units,

rolled edge work surfaces with stainless steel sink inset, built in double oven & gas hob, space for fridge freezer & washing machine.

SECOND FLOOR ACCOMMODATION:-

LANDING:

Airing cupboard, loft access, doors to bedroom one, bedroom two & family bathroom.

BEDROOM ONE: (13' x 10'1")

Glazed window to front, radiator.

BEDROOM TWO:(9'9" x 6'4")

Glazed window to front, radiator.

FAMILY BATHROOM:

Two glazed windows to rear, panel bath with shower over, low-level WC, pedestal hand wash basin, two storage cupboards.

EXTERIOR:

REAR GARDEN:

A very low maintenance, 75' rear garden with patio area to rear, and remainder laid to shingle, two parking spaces to rear.

FRONT GARDEN:

Parking in rear carpark for 2 cars and additional permit parking for 2 cars (total parking for 4 cars). We understand from the vendor that the 2 spaces to the rear are held on a 150 year lease.

AGENTS NOTES

If you have any further questions regarding this property, please call 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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