HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Sandford Road

Freehold
Tax Band:

Chelmsford, CM2 6DQ

Guide Price £419,995

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GUIDE PRICE £419,995 - £434,995 Boasting an impressive 25' lounge/diner, MODERN kitchen plus a sizeable UNOVERLOOKED rear garden & driveway parking for 2-3 vehicles is this EXTENDED four bedroom property. Benefiting from well-proportioned living accommodation set over three floors and ideally located within nearby reach to Chelmsford's City Centre & Station.

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Ground Floor:

Entrance Hall:
UPVC entrance door to front, door to lounge diner, cupboard, stairs to first floor, cupboard, wood flooring.

Lounge Diner:
25'7" x 16'3" > 10'5" > 9' (7.80m x 4.95m > 3.18m > 2.74m)
Double glazed bow window to front, double glazed window to rear, two radiators, wood flooring, entrance to:-

Kitchen:
12'8" x 11'1" (3.86m x 3.38m)
Double glazed window and door to rear, range of wall and base units, square edge work surfaces with stainless steel sink inset, integrated five ring gas hob with glass splash back and extractor over, double oven, integrated fridge freezer, wine fridge, dishwasher, washing machine, part tiled walls, tiled flooring.

First Floor:

Landing:
Doors to bedroom one, bedroom two, bedroom four, family bathroom, stairs to second floor.

Bedroom One:
13'2" x 9'9" (4.01m x 2.97m)
Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Two:
12'1" x 9'9" (3.68m x 2.97m)
Double glazed window to front, radiator.

Bedroom Four:
8'7" x 6' (2.62m x 1.83m)
Double glazed window to front.

Family Bathroom:
9'9" x 8'11" > 6' (2.97m x 2.72m > 1.83m)
Two obscure double glazed windows to rear, roll top bath with shower mixer tap, fully tiled shower cubicle, vanity hand wash basin, low level W/C, chrome towel radiator, airing cupboard, tiled walls and flooring.

Second Floor:

Landing:
Door to bedroom three.

Bedroom Three:
11'11" x 9'3" (3.63m x 2.82m)
Velux window to front and rear, two radiators, eves storage.

Exterior:

Rear Garden:
Gated side access, decking to immediate rear, paved patio, stepping stones to summer house, mature shrubs to border, rest laid to lawn.

Frontage & Parking:
Driveway parking for 2/3 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.