



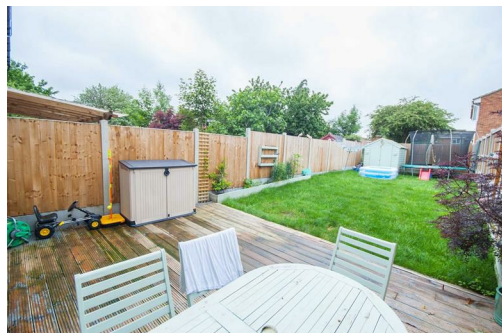
## Violet Close

Chelmsford, CM1 6XG

**£350,000**



Boasting upto **FOUR BEDROOMS** is this **EXTENDED & MUCH IMPROVED** terraced home that offers a **PLAY ROOM / STUDY** (or fourth bedroom), entrance porch, spacious lounge & extended kitchen breakfast area, refitted family bathroom, driveway parking, and enclosed rear garden. Call Hamilton Piers of Springfield to view today!



# Violet Close, Chelmsford, CM1 6XG

## Ground Floor:-

### Entrance Porch:

Composite entrance door to front, door to living area.

### Open Plan Living Area:

22' > 15'1" x 17'8" (6.71m > 4.60m x 5.38m)

Double glazed window to front, double glazed sliding door to rear, door to bedroom four/play room, electric radiator, stairs to first floor, also a snug/study area, wood effect flooring, open to:-

### Kitchen:

Double glazed door to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated hob with extractor over, oven, microwave, space for washing machine, tumble dryer, American fridge freezer, breakfast bar with seating for 2, part tiled walls.

### Bedroom Four:

14'8" x 7'5" (4.47m x 2.26m)

Double glazed window to front.

## First Floor:-

### Landing:

Doors to bedroom one, bedroom two, bedroom three, family bathroom.

### Bedroom One:

12'1" x 9'11" (3.68m x 3.02m)

Double glazed window to front, fitted wardrobes.

### Bedroom Two:

11'5" x 9'9" (3.48m x 2.97m)

Two double glazed windows to rear.

### Bedroom Three:

9'3" x 7'7" (2.82m x 2.31m)

Double glazed window to front, cupboard.

### Family Bathroom:

Obscure double glazed window to rear, panel bath with

shower over, vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls and flooring.

## Exterior:-

### Frontage & Parking:

Driveway parking for 2 cars.

### Rear Garden:

Decking to immediate rear, mature shrubs to border, rest laid to lawn, Approx 55'.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

