HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Osea Way

Chelmsford, CM1 6JT

Guide Price £385,000

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Boasting upto THREE/FOUR BEDROOMS is this well presented family home - offering a SPACIOUS 19'11" LOUNGE with CONSERVATORY to rear, fitted kitchen, a PLAY ROOM/ STUDY (or fourth bedroom!), a NEWLY-FITTED MODERN FAMILY BATHROOM & W/C, generously-sized bedrooms, driveway parking and a private rear garden. Ideally located within a short walk to popular local schooling and speedy bus links to the City Centre!

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Ground Floor:-

Entrance Hall:
UPVC entrance door to front, doors to kitchen, lounge diner, study/playroom/bedroom four, cupboard, stairs to first floor, radiator, wood effect flooring.

Kitchen:
11'11" x 7'8" (3.63m x 2.34m)
Doube glazed window to front, range of wall and base units, rolled edge work surfaces with sink inset, space for fridge freezer, washing machine, dishwasher, cooker, cupboard, radiator, part tiled walls, tiled flooring.

Lounge Diner:
19'11" x 11'8" (6.07m x 3.56m)
Two double glazed french doors to rear, one to garden, one to conservatory, feature fireplace, radiator, wood effect flooring.

Conservatory:
10'9" x 8'1" (3.28m x 2.46m)
UPVC roof, double glazed french doors to side, tiled flooring.

Study/Play Room/Bedroom Four:
13'10" x 7'4" (4.22m x 2.24m)
Double glazed windows to front, cupboard, radiator, wood effect flooring.

First Floor:-

Landing:
Doors to bedroom one, bedroom two, bedroom three, family bathroom, separate W/C, loft access, cupboard.

Bedroom One:
11'9" x 11'8" (3.58m x 3.56m)
Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Two:
11'8" x 8' (3.56m x 2.44m)
Double glazed window to rear, cupoard, radiator, wood effect flooring.

Bedroom Three:
9'1" x 7'11" (2.77m x 2.41m)
Double glazed window to front, radiator.

Family Bathroom:
7'10" x 5'10" (2.39m x 1.78m)
Obscure double glazed windows to front, panel bath with shower mixer tap, fully tiled shower cubicle, vanity hand wash basin, radiator, tiled walls and flooring.

Separate W/C:
Obscure double glazed window to front, low level W/C, vanity hand wash basin, part tiled walls, tiled flooring.

Exterior:-

Front Garden:
Driveway parking, shrubs to border, rest laid to lawn.

Rear Garden:
Paved patio to immediate rear, gated side access, brick built shed to rear, mature shrubs to border, rest laid to lawn.

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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.