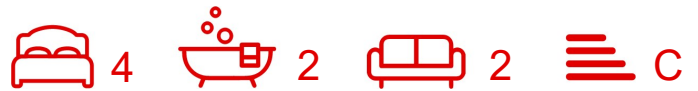




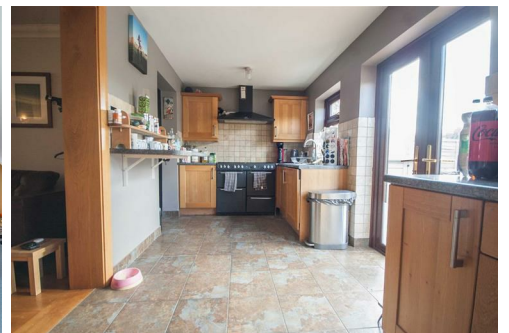
## Churchill Rise

Chelmsford, CM1 6FD

**Guide Price £400,000**



A VERY DECEPTIVELY SPACIOUS staggered-terraced family home that has been EXTENDED to the rear and into the attic, and therefore MUST BE VIEWED for the size to be appreciated! Boasting 3/4 SPACIOUS BEDROOMS and an IMPRESSIVE 26' LOUNGE / FAMILY ROOM, a very generous sized entrance hall & cloakroom, MODERN KITCHEN & REFITTED BATHROOM, generous-sized bedrooms, a LARGE 20' ATTIC ROOM/ bedroom four\*, driveway parking, and enclosed rear garden.



# Churchill Rise, Chelmsford, CM1 6FD

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR:-

### ENTRANCE PORCH:

Entrance door to side aspect, double glazed window to front, tiled flooring, door to large storage cupboard currently housing washing machine, tumble dryer and combi boiler, additional large storage cupboard, double glazed door to inner hall.

### ENTRANCE HALL:

Stairs to first floor, solid french oak flooring, radiator, large storage cupboard, doors to kitchen, lounge & cloakroom.

### CLOAK ROOM:

Obscure glazed window to front, pedestal hand wash basin, low level WC, tiled flooring.

### LOUNGE, FAMILY ROOM & DINER: (26'2" x 13'8")

Double glazed bay window to front in oak surround, solid french oak flooring throughout, two large radiators, doorway to kitchen in oak surround.

### KITCHEN DINER / BREAKFAST ROOM: (17'2" x 7'5")

Two double glazed windows to rear, range of wall and base soft close units with oak finish, rolled top work surfaces with stainless steel sink inset, New world gas range cooker with extractor over, american style fridge freezer, hinged breakfast bar to wall, integrated dishwasher, part tiled walls, tiled floor, double glazed french doors to garden.

## FIRST FLOOR ACCOMMODATION:-

### LANDING:

Wood effect flooring throughout, radiator, doors to family bathroom, three bedrooms, wooden staircase to attic room/bedroom four.

### BEDROOM ONE: (11'2" x 10'3")

Large double glazed Velux window to rear, built in

wardrobes to one wall, wood effect flooring, radiator.

### BEDROOM TWO: (11'2" x 8'9" x 11'11")

Double glazed window to front, built in wardrobes to one wall, wood effect flooring, radiator.

### BEDROOM THREE: (9'2" x 7")

Double glazed Velux window to rear, wood effect flooring, radiator, over-stairs bed space.

### FAMILY BATHROOM:

Recently modernised family bathroom featuring obscure Velux window to front, panel bath with shower over, low-level WC vanity hand wash basin, chrome towel radiator, natural real stone cut tiled walls and flooring.

## SECOND FLOOR ACCOMMODATION:-

### ATTIC ROOM/BEDROOM FOUR: (20'5" x 5'11" max)

Three double glazed Velux windows to rear, built in storage cupboard, radiator, ideal as a large games room.

## EXTERIOR:

### REAR GARDEN:

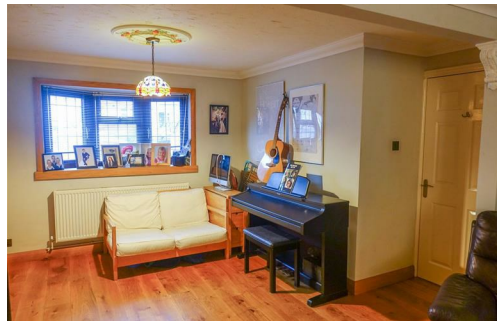
Fully decked area, low maintenance garden.

### FRONT GARDEN:

Brick paved area providing off road parking for two cars.

## AGENTS NOTES

If you have any further questions regarding this property, please call 01245 269 777.



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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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