



## Main Road

Chelmsford, CM1 7AQ

**Guide Price £475,000**



EXTENDED and boasting a SUBSTANTIAL 30' LOUNGE DINER and THREE / FOUR DOUBLE BEDROOMS with an EN SUITE & DRESSING ROOM to the master bedroom is this well presented semi detached home, ideally located in the heart of Broomfield. Further offering a FAMILY / PLAY ROOM (or fourth bedroom), modern shower room, SPACIOUS 23' KITCHEN, driveway parking for several vehicles, a DETACHED GARAGE and a private 55' REAR GARDEN. View today!



# Main Road, Chelmsford, CM1 7AQ

## Ground Floor:-

### Entrance Hall:

Composite entrance door to front, door to lounge diner.

### Lounge Diner:

30'2" x 16'11" > 12'2" (9.19m x 5.16m > 3.71m)

A very impressive-sized lounge with double glazed box bay window to front, double glazed window and french doors to side, feature fireplace, doors to kitchen, inner hall, two radiators, wood effect flooring - only 6 months old.

### Kitchen Breakfast Room:

23'1" x 9' (7.04m x 2.74m)

Double glazed window to front, double glazed window and door to rear, range of wall and base units, rolled edge work surfaces with sink inset, integrated dishwasher, space for fridge freezer, cooker, washing machine, breakfast bar.

### Inner Hall:

Doors to shower room, sitting room/bedroom, stairs to first floor.

### Family Room / Play Room / Bedroom Four:

14'9" x 12'3" > 8'3" (4.50m x 3.73m > 2.51m)

Double glazed window and french doors to rear, radiator, wood effect flooring. Could potentially be used as a ground floor bedroom if required (with the nearby shower room offering wash facilities), or versatile as family/play room or additional TV room.

### Shower Room:

9'4" x 6'4" (2.84m x 1.93m)

Obscure double glazed window to side, fully tiled double shower cubicle, low level W/C, vanity hand wash basin, chrome towel radiator.

## First Floor:-

### Landing:

Doors to bedroom one, bedroom two, bedroom three, cloakroom.

### Bedroom One:

16'11" x 14'9" (5.16m x 4.50m)

Dual aspect double glazed window to front and side, doors to en-suite, dressing room, radiator, wood effect flooring.

\*Currently laid out as one master room with dressing room and en-suite but could easily be converted into two bedrooms and family bathroom.

### Dressing Room:

8'2" x 7'6" (2.49m x 2.29m)

Double glazed window to rear, radiator, wood effect flooring.

### En-Suite:

8'2" x 7'1" (2.49m x 2.16m)

Obscure double glazed window to rear, p shaped bath with shower mixer tap, low level W/C, pedestal hand wash basin, chrome towel radiator, part tiled walls.

### Bedroom Two:

15'8" x 8'11" (4.78m x 2.72m)

Dual aspect double glazed windows to front and rear, fitted wardrobes, radiator, wood effect flooring.

### Bedroom Three:

12'2" x 9' (3.71m x 2.74m)

Double glazed window to front, radiator, wood effect flooring.

### Cloakroom:

Low level W/C, wall mounted hand wash basin.

## Exterior:-

### Front Garden:

Mature shrubs to border rest laid to lawn.

### Rear Garden:

Paved patio to immediate rear, gated side access, door to summer house, shed, pond, rest laid to lawn, approx 55'.

### Driveway & Garage:

Gated paved driveway parking for 4/5 cars, garage with up and over door.



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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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