



Henry Road

Chelmsford, CM1 1RG

Guide Price £375,000

Freehold
Tax Band: C



Within a **SHORT WALK** to the Train Station & High Street is this well presented property offered for sale by Hamilton Piers, boasting **TWO DOUBLE BEDROOMS** and a generous 53' **UNOVERLOOKED REAR GARDEN**, plus entrance hall, a **VERY SPACIOUS 23' LOUNGE** with dining area, fitted kitchen, first-floor bathroom, and **PRIVATE DRIVEWAY** parking. Viewings are a must!



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

GROUND FLOOR:-

ENTRANCE HALL:

UPVC entrance door to front, stairs to first floor, wood effect flooring, radiator, door to lounge diner.

LOUNGE DINER: (23'5" x 12'8" > 10')

A spacious dual-aspect room with double glazed window to front and rear, wood-effect flooring, two radiators, under-stairs storage cupboard, door to kitchen.

KITCHEN: (13' x 7' 8")

Double glazed windows to side and rear, range of wall and base units, rolled edge work surfaces with sink and bowl unit inset, built in stainless steel oven and gas hob, space for fridge freezer, dishwasher and washing machine, gas boiler to wall, radiator, door to side.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Doors to bedrooms and bathroom.

BEDROOM ONE: (13'9" x 9'1")

Double glazed window to front, built-in wardrobe, radiator

BEDROOM TWO: (9'10" x 9'4")

Double glazed window to rear, radiator.

FAMILY BATHROOM:

Obscure double glazed window to rear, modern suite with panelled bath with shower over, pedestal wash hand basin, low-level WC, radiator, tiled floor, storage cupboard.

EXTERIOR:

REAR GARDEN:

Measuring 53' and un-overlooked/well screened to the rear is the rear garden; offering a block paved patio to the front and the rear, lawned area, shed to rear.

FRONT GARDEN:

Driveway Parking for one car with on-street parking available to front.



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.

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