



## Wickfield Ash

Chelmsford, CM1 4UT

**Guide Price £475,000**

Freehold  
Tax Band:



Boasting FOUR GOOD-SIZED BEDROOMS and offered for sale with NO ONWARD CHAIN is this detached family home, ideally located close to local schooling, amenities and Chelmsford's city centre. With entrance hall & cloakroom, SPACIOUS LOUNGE & DINING ROOM, refitted kitchen, MODERN SHOWER ROOM, driveway parking for 4 CARS, a GARAGE with excellent POTENTIAL TO CONVERT or extend over (stpp) and a private rear garden. Contact Hamilton Piers of Chelmsford to view!



# Wickfield Ash, Chelmsford, CM1 4UT

## Ground Floor:

### Entrance Hall:

UPVC door to front, double glazed window to side, door to cloakroom, kitchen, lounge, cupboard, radiator.

### Cloakroom:

Obscure double glazed window to side, low level W/C, wall mounted hand wash basin, part tiled walls.

### Lounge:

16'10" x 11'10" (5.13m x 3.61m)

Double glazed window to front, double doors to dining room, radiator, feature fireplace.

### Dining Room:

9'9" x 9'9" (2.97m x 2.97m)

Double glazed sliding door to rear, radiator.

### Kitchen:

11'3" x 7'11" (3.43m x 2.41m)

Double glazed window and door to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated oven gas hob with extractor over, space for fridge freezer, dishwasher, washing machine, part tiled walls.

## First Floor:

### Landing:

Double glazed window to side, doors to bedroom one, bedroom two, bedroom three, bedroom four, shower room, airing cupboard, loft access.

### Bedroom One:

12'4" x 9'2" (3.76m x 2.79m)

Double glazed window to front, radiator.

### Bedroom Two:

10'8" x 10'1" > 7'10" (3.25m x 3.07m > 2.39m)

Double glazed window to rear, fitted wardrobes, radiator.

### Bedroom Three:

10' x 7'4" (3.05m x 2.24m)

Double glazed window to rear, radiator.

### Bedroom Four:

10'10" > 7'7" x 8'10" (3.30m > 2.31m x 2.69m)

Double glazed window to front, radiator.

### Shower Room:

6'5" x 6'2" (1.96m x 1.88m)

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

\*Previously used as bathroom - bath could be reinstated subject to re-fit, if required.

## Exterior:

### Rear Garden:

Paved patio to immediate rear, door to garage, mature shrubs to border, rest laid to lawn.

### Frontage, Parking & Garage:

Garage with up and over door, driveway parking for 4 cars.



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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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