



## Brograve Close

Chelmsford, CM2 8YA

Freehold  
Tax Band: D

**Guide Price £425,000**



Boasting a 48' REAR GARDEN, excellent potential to extend and THREE GOOD SIZED BEDROOMS is this well presented semi detached home. Also offering an entrance hall & cloakroom, spacious lounge with a log burner, 16'10" KITCHEN DINER & UTILITY ROOM, conservatory, garage with potential to convert, and driveway parking! Ideally located in the sought-after village of Galleywood - within easy access to local schools, shops, the A12 and Chelmsford's City Centre.



# Brograve Close, Chelmsford, CM2 8YA

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

## GROUND FLOOR:-

### ENTRANCE HALL:

Composite entrance door to front, obscure double glazed window to side, doors to cloakroom & lounge electric heater.

### CLOAKROOM:

Obscure double glazed window to front, vanity hand wash basin, low level W/C, electric heater, tiled walls and flooring.

### LOUNGE: (16'10" x 12'11")

Double glazed bay window to front, door to kitchen diner, log/multi fuel burner, stairs to first floor, radiator.

### KITCHEN DINER: (16'10" x 10'9")

Composite stable doors to side, double glazed window to rear, range of wall and base units, square edge work surfaces with stainless steel sink inset, integrated low level double oven, gas hob with extractor over, integrated under counter fridge, space for dishwasher (can remain), radiator, part tiled walls, wood effect flooring, open to:-

### CONSERVATORY: (9'8" x 7'10")

Double glazed french doors to rear, UPVC roof, dual aspect double glazed windows to rear and side, radiator.

### UTILITY ROOM: (9'6" x 7'10")

Door to garage, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for washing machine, tumble dryer, two freezers, part tiled walls.

## FIRST FLOOR:-

### LANDING:

Obscure double glazed window to side, doors to bedroom one, bedroom two, bedroom three, family bathroom.

### BEDROOM ONE: (12'8" x 9'9")

Double glazed window to front, range of built in bedroom furniture, airing cupboard housing immersion tank, radiator.

### BEDROOM TWO: (9'3" x 9'3")

Double glazed window to rear, range of built in bedroom furniture, radiator.

### BEDROOM THREE: (9'7" > 6'9" x 6'5")

Double glazed windows to front, cupboard with boiler, range of built in bedroom furniture.

### FAMILY BATHROOM:

Obscure double glazed window to rear, panel bath with shower mixer tap and shower over, vanity hand wash basin, low level W/C, towel radiator, tiled walls and flooring.

## EXTERIOR:-

### FRONTAGE:

Paved driveway for four/five cars and garage with barn doors.

### REAR GARDEN:

Low maintenance garden, paved patio to immediate rear, stepping stones to rear paved area with shed, door to utility room, rest shingled, log store to remain, Approx 48' > 40'.

## AGENTS NOTES:

Viewings strictly by appointment only - please call Hamilton Piers to view (your area's multi award winning property experts).

Council Tax Band: D

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