



Hill View Road

Chelmsford, CM1 7RZ

Freehold
Tax Band: D

£450,000



Within a very SHORT WALK TO THE CITY CENTRE is this very well presented, spacious and EXTENDED semi detached family home - boasting a VERY IMPRESSIVE 31' LOUNGE DINER and three great-sized bedrooms, plus a refitted MODERN kitchen, refitted family bathroom & cloakroom/wc, private driveway parking, GARAGE with SUPERB POTENTIAL TO CONVERT into additional accommodation, and an immaculate landscaped & private rear garden.

Viewings are essential to appreciate this home - contact Hamilton Piers to view!



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Ground Floor:

Entrance Porch:

UPVC entrance door to front, door to lounge.

Lounge Diner:

31'2" x 14'7" > 8'1" (9.50m x 4.45m > 2.46m)

A very impressive-sized reception space measuring 31' long! With double glazed window to front, newly fitted french doors to rear, door to inner hall, two radiators.

Inner Hall:

Doors to kitchen, cloakroom, stairs to first floor, radiator.

Cloakroom:

Obscure double glazed window to rear, low level W/C, wall mounted hand wash basin.

Kitchen:

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

First Floor:

Landing:

Doors to bedroom one, bedroom two, bedroom three, family bathroom, loft access.

Bedroom One:

11'11" x 10' (3.63m x 3.05m)

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Two:

10'10" x 9'6" (3.30m x 2.90m)

Double glazed window to front, fitted wardrobes, radiator.

Bedroom Three:

10'7" x 7' (3.23m x 2.13m)

Double glazed window to front, fitted wardrobes, radiator.

Family Bathroom:

8'5" x 7' (2.57m x 2.13m)

Obscure double glazed window to rear, panel bath, fully tiled shower cubicle, vanity wall mounted hand wash basin, low level W/C, chrome towel radiator, part tiled walls.

Agent Notes:

Council Tax Band: D

Exterior:

Rear Garden:

Newly landscaped rear garden with 7 month old paved patio to immediate rear, mature shrubs to border, door to shed, gated side access, rest laid to lawn.

Frontage & Parking:

Driveway parking for 2/3 cars, garage with up and over door and potential to convert into additional ground-floor accommodation if required (stp).



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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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