



## Chatham Green

Chelmsford, CM3 3LF

**Guide Price £475,000**

Freehold  
Tax Band: D



Boasting from an UNOVERLOOKED REAR GARDEN and being FULLY RENOVATED to a high standard throughout - with a modern kitchen and spacious lounge/diner, plus TWO BATHROOMS & utility room - is this IMMACULATELY PRESENTED three bedroom end-terrace cottage. Further benefitting from a NURSERY / OFFICE / DRESSING RM to the master bedroom, an integral garage, driveway parking and plenty of CHARACTER FEATURES throughout. Ideally located within the idyllic Hamlet of Chatham Green. Convenient access to A12 & Chelmsford City Centre & Mainline Station (6 miles). Contact Hamilton Piers to view!



# Chatham Green, Chelmsford, CM3 3LF

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE PORCH:

Oak entrance door into porch, storage cupboard, oak door into lounge, vinyl flooring.

### LOUNGE:

15'04" x 12'02" x 11'08" (4.67m x 3.71m x 3.56m)

Double glazed window to front, log burner, wood beams to ceiling, step up into dining area, wood effect flooring.

### DINER:

12'02" x 6'06" (3.71m x 1.98m)

Double glazed window through to utility room, stairs to first floor, archway through to kitchen, wooden beams to ceiling.

### KITCHEN:

15'08" x 8'08" (4.78m x 2.64m)

Dual aspect double glazed window to rear and side, Quartz square edge worktops with composite drainer sink inset, AEG electric hob with extractor over, matching wall and base units with plinth lighting, Quartz splashbacks, integrated oven, microwave, dishwasher & fridge freezer, electric blinds, LVT flooring, sliding oak door to bathroom, door to utility, radiator.

### UTILITY:

Double glazed window & door to rear, round edge work top with composite drainer sink inset, wall and base unit, space for washer/dryer, LVT flooring.

### BATHROOM:

9'02" x 7'08" (2.79m x 2.34m)

Raised free standing bath with tap and shower attachment over, vanity hand basin, low level W/C, LVT flooring, radiator, extractor fan.

## FIRST FLOOR:

### LANDING:

Staggered landing with doors to-

## BEDROOM ONE:

12'05" x 11'06" (3.78m x 3.51m)

Double glazed window to front, walk in closet, door to office/dressing room, radiator, vaulted ceiling with exposed wooden beams.

## NURSERY / OFFICE / DRESSING ROOM:

12'02" x 7'00" (3.71m x 2.13m)

Double glazed window to rear, door to bedroom one.

## BEDROOM TWO:

15'01" x 7'00" (4.60m x 2.13m)

Double glazed window to rear, storage cupboard housing boiler, built in storage/wardrobe space, radiator.

## BEDROOM THREE/DRESSING ROOM:

11'07" x 5'02" (3.53m x 1.57m)

Double glazed window to side, sloped ceiling to one side.

## BATHROOM:

7'11" x 4'08" (2.41m x 1.42m)

Double glazed window to side, double walk in shower, vanity hand basin, low level W/C, heated towel rail, extractor fan, integrated toothbrush charging point.

## EXTERIOR:

### REAR GARDEN:

Lanscaped rear garden with patio to immediate rear and seating area, laid to lawn, planters to rear of garden, side access to front of property, with right of access for neighbours.

### FRONTAGE & PARKING:

Driveway parking for one vehicle, with further on road parking available, access to garage.

### GARAGE:

Part converted 1/2 garage, power connected.



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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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