



Springfield Park Avenue

Chelmsford, CM2 6EW

Freehold
Tax Band: C

Offers In Excess Of £375,000



Boasting a 90' UNOVERLOOKED & beautifully landscaped rear garden, a NEWLY FITTED KITCHEN and a 21' DUAL ASPECT lounge/diner is this three bedroom SEMI-DETACHED property. Benefiting from driveway parking for two vehicles and on-street permit parking, IMMACULATLY PRESENTED THROUGHOUT with further POTENTIAL TO EXTEND (STPP). Ideally located close to all local shops/amenities, popular schools, transport routes and Chelmsford City Centre & Mainline Station. Perfect for first time buyers!



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Secure main entry door, stairs to first floor, radiator, wood flooring.

LOUNGE / DINER:

21'4 x 12'0 plus recess into bay (6.50m x 3.66m plus recess into bay)

Double glazed bay window to front aspect, two radiators, wood flooring. French doors to rear garden.

KITCHEN:

11'10 x 7'0 (3.61m x 2.13m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating a single bowl sink with central mixer tap and drainer, built-in oven, induction hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine, radiator, wood flooring. Door to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, carpeted flooring.

BEDROOM ONE:

12'1 x 9'0 plus wardrobe recess (3.68m x 2.74m plus wardrobe recess)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring.

BEDROOM TWO:

10'9 x 9'1 (3.28m x 2.77m)

Double glazed window to rear aspect, built-in airing and storage cupboards, radiator, carpeted flooring.

BEDROOM THREE:

9'3 reducing to 5'9 x 7'1 (2.82m reducing to 1.75m x 2.16m)

Double glazed window to front aspect, radiator, carpeted flooring.

FAMILY BATHROOM:

EXTERIOR:

REAR GARDEN:

90' unoverlooked and private rear garden, enclosed by fencing and comprising a hardstanding patio across property rear with path to gated side access, fully landscaped throughout and incorporating a lawned area, path leading to garden rear which contains two large timber storage sheds, central pergola over fish pond, decorative slate borders with various mature trees, shrubs and flower beds.

DRIVEWAY & PARKING:

Driveway parking for two vehicles with further-street permit parking available.

AGENTS NOTES:

Council Tax Band:

For further information regarding this property, please contact Hamilton Piers.



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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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