HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Tavistock Road

Freehold
Tax Band: D

Chelmsford, CM1 6JN

Guide Price £415,000

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Hamilton Piers of Old Springfield are pleased to bring to market this EXTENDED semi detached home, located a stone's throw away from highly regarded local schooling and speedy bus links to the city centre (which is also walkable along the bunny walks/river chelmer!). Boasting a STUDY / PLAY ROOM, entrance hall & cloakroom, SPACIOUS 19' LOUNGE, fitted kitchen, THREE GOOD-SIZED BEDROOMS, family shower room & separate wc, GARAGE & DRIVEWAY FOR 4 CARS and a private enclosed rear garden. Offered for sale with NO ONWARD CHAIN.

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Ground Floor:

Entrance Porch:
Obscure double glazed window to side, double glazed door to front, doors to cloakroom, entrance hall, radiator.

Cloakroom:
Obscure double glazed window to side, low level W/C, wall mounted hand wash basin, radiator.

Entrance Hall:
Doors to lounge diner, kitchen, stairs to first floor, radiator.

Kitchen:
10'10" x 10' (3.30m x 3.05m)
Double glazed window to rear, double glazed door to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for fridge freezer, washing machine, double oven, radiator, tiled walls and flooring.

Lounge Diner:
19'11" x 12'8" > 9'3" (6.07m x 3.86m > 2.82m)
Double glazed window to front, door to sitting room / study, fireplaces, radiator.

Study / Sitting Room:
9'6" x 7'10" (2.90m x 2.39m)
Double glazed window to rear, double glazed door to side, radiator.

First Floor:

Landing:
Obscure double glazed window to side, doors to bedroom one, bedroom two, bedroom three, shower room, separate W/C.

Bedroom One:
10'10" x 10'10" (3.30m x 3.30m)
Double glazed window to front, radiator, airing cupboard.

Bedroom Two:
11' x 8'9" (3.35m x 2.67m)
Double glazed window to rear, radiator.

Bedroom Three:
8'6" x 7'10" (2.59m x 2.39m)
Double glazed window to front, fitted wardrobes, radiator, cupboard.

Shower Room:
5'5" x 5'3" (1.65m x 1.60m)
Obscure double glazed window to rear, fully tiled shower cubicle, vanity hand wash basin, towel radiator, part tiled walls.

Separate W/C:
Obscure double glazed window to side, low level W/C, part tiled walls.

Exterior:

Rear Garden:
Mature shrubs to border, door to garage, side access, rest laid to lawn.

Frontage Garage & Parking:
Driveway parking for 3 cars, garage with barn style doors, mature shrubs to border, rest laid to lawn.

At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).
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.