



## Sandford Road

Chelmsford, CM2 6DQ

Freehold  
Tax Band:

**Guide Price £425,000**



Offered for sale is EXTENDED property boasting an IMPRESSIVE 25'7" LOUNGE DINER, modern fitted kitchen & four piece bathroom suite, FOUR GOOD SIZED BEDROOMS, driveway parking, UNOVERLOOKED REAR GARDEN with gated side access, all within a short walk to Chelmsford city centre & mainline train station.



# Sandford Road, Chelmsford, CM2 6DQ

## Ground Floor:

### Entrance Hall:

UPVC entrance door to front, door to lounge diner, cupboard, stairs to first floor, cupboard, wood effect flooring.

### Lounge Diner:

25'7" x 16'3" > 10'5" > 9' (7.80m x 4.95m > 3.18m > 2.74m)  
Double glazed bow window to front, double glazed window to rear, two radiators, wood effect flooring, entrance to:-

### Kitchen:

12'8" x 11'1" (3.86m x 3.38m)

Double glazed window and door to rear, range of wall and base units, square edge work surfaces with stainless steel sink inset, integrated five ring gas hob with glass splash back and extractor over, double oven, integrated fridge freezer, wine fridge, dishwasher, washing machine, part tiled walls, tiled flooring.

## First Floor:

### Landing:

Doors to bedroom one, bedroom two, bedroom four, family bathroom, stairs to second floor.

### Bedroom One:

13'2" x 9'9" (4.01m x 2.97m)

Double glazed window to rear, fitted wardrobes, radiator.

### Bedroom Two:

12'1" x 9'9" (3.68m x 2.97m)

Double glazed window to front, radiator.

### Bedroom Four:

8'7" x 6' (2.62m x 1.83m)

Double glazed window to front.

### Family Bathroom:

9'9" x 8'11" > 6' (2.97m x 2.72m > 1.83m)

Two obscure double glazed windows to rear, roll top bath with shower mixer tap, fully tiled shower cubicle, vanity hand wash basin, low level W/C, chrome towel radiator, airing cupboard, tiled walls and flooring.

## Second Floor:

### Landing:

Door to bedroom three.

### Bedroom Three:

11'11" x 9'3" (3.63m x 2.82m)

Velux window to front and rear, two radiators, eves storage.

## Exterior:

### Rear Garden:

Gated side access, decking to immediate rear, paved patio, stepping stones to summer house, mature shrubs to border, rest laid to lawn.

### Frontage & Parking:

Driveway parking for 2/3 cars.



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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510