



## Chichester Drive

Chelmsford, CM1 7RY

Freehold  
Tax Band:

**£435,000**



Within a **SHORT WALK TO THE CITY CENTRE** and offered for sale with **NO ONWARD CHAIN** is this semi detached home, boasting **EXCELLENT POTENTIAL TO EXTEND (STP)**, three good sized bedrooms, entrance hall & cloakroom, **GENEROUS FRONTAGE**, private rear garden, **SPACIOUS 28'5" LOUNGE DINER**, re-fitted kitchen and shower room. Call Hamilton Piers to view!



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## Ground Floor:

### Entrance Hall:

Entrance door to front, double glazed window to side, doors to lounge diner, kitchen, cloakroom, cupboard, radiator.

### Cloakroom:

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

### Lounge Diner:

28'5" 10'5" > 8'11" (8.66m 3.18m > 2.72m)

Double glazed window to front, double glazed sliding door to rear, door to kitchen, feature fireplace, two radiators.

### Kitchen:

12' x 7'5" (3.66m x 2.26m)

UPVC door to side, double glazed window to side, range of wall and base units, rolled edge work surfaces with sink inset, integrated low level oven, electric hob with extractor over, space for fridge freezer, dishwasher, washing machine, part tiled walls, wood effect flooring.

## First Floor:

### Landing:

Double glazed window to side, doors to bedroom one, bedroom two, bedroom three, shower room, airing cupboard, loft access.

### Bedroom One:

14'4" x 9'9" (4.37m x 2.97m)

Double glazed window to front, fitted wardrobes, radiator.

### Bedroom Two:

11' x 9'10" (3.35m x 3.00m)

Double glazed window to rear, fitted wardrobes, two cupboard, radiator.

### Bedroom Three:

10'5" x 6'10" (3.18m x 2.08m)

Double glazed window to front, cupboard, radiator.

### Shower Room (Formally Bathroom):

7'1" x 6'8" (2.16m x 2.03m)

Obscure double glazed window to front, fully tiled shower cubicle, vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls.

### Exterior:

#### Rear Garden:

Paved patio to immediate rear, gated side access, mature shrubs to border, rest laid to lawn.

#### Frontage & Parking:

Driveway parking for 3/4 cars, rest laid to lawn.



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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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