HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Paignton Avenue

Freehold
Tax Band: E

Chelmsford, CM1 7NS

Guide Price £535,000

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An EXTENDED detached family home boasting an IMPRESSIVE 22' LOUNGE and a FAMILY/DINING ROOM, plus utility room & cloakroom, fitted kitchen, THREE GOOD-SIZED BEDROOMS (incl. a 19' MASTER BEDROOM!), family bathroom, a DETACHED GARAGE and driveway parking for 4 CARS, and a generously-sized private rear garden with ample space to extend further, stpp. Ideally located within walking distance to highly regarded schooling, shops/amenities and the city centre. For sale via Hamilton Piers of Springfield with a COMPLETE ONWARD CHAIN!

Paignton Avenue, Chelmsford, CM1 7NS

Ground Floor:

Entrance Porch:
UVPC entrance door to front, door to entrance hall, wood effect flooring.

Entrance Hall:
Doors to cloakroom, utility room, lounge, kitchen, stairs to first floor, cupboard, radiator.

Utility Room:
7'5" x 6'2" (2.26m x 1.88m)
Obscure double glazed window to front, range of wall and base units, rolled edge work surfaces, space for washing machine, tumble dryer, fridge freezer, wood effect flooring.

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

Kitchen:
11'11" x 7'6" (3.63m x 2.29m)
Double glazed window to rear, UPVC door to side, range of wall and base units, rolled edge work surfaces with sink inset, integrated double oven, gas hob with extractor over, space for under counter fridge, door to dining room, radiator, part tiled walls.

Family / Dining Room:
12'8" x 10'4" (3.86m x 3.15m)
Double glazed sliding door to rear, double glazed window to side, double doors to lounge, radiator.

Lounge:
22'1" x 10'11" (6.73m x 3.33m)
A impressive sized room with Double glazed windows to front, two radiators, gas fireplace.

First Floor:

Landing:
Double glazed window to front, obscure double glazed window to side half landing, doors to bedroom one, bedroom two, bedroom three, family bathroom, loft access.

Bedroom One:
19'6" x 9'4" (5.94m x 2.84m)
A large master bedroom with Double glazed window to rear, fitted wardrobe, radiator.

Bedroom Two:
11'3" x 10'11" (3.43m x 3.33m)
Double glazed window to front, fitted wardrobes, radiator.

Bedroom Three:
8'5" x 7'7" (2.57m x 2.31m)
Double glazed window to rear, airing cupboard, radiator.

Family Bathroom:
Obscure double glazed window to rear, panel bath with shower over and shower mixer tap, pedestal hand wash basin, low level W/C, radiator, part tiled walls.

Exterior:

Rear Garden:
Paved patio to immediate rear, two sheds, door to garage, double gates to side, mature shrubs to border, rest laid to lawn.

Garage:
Up and over door, power and lighting connected.

Frontage & Parking:
Driveway parking for 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.