HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Third Avenue

Freehold
Tax Band: D

Chelmsford, CM1 4EX

Guide Price £635,000

5 2 3

Boasting FIVE DOUBLE BEDROOMS is this EXTENDED family home located within the highly sought-after 'Avenues' - within a short walk to the CITY CENTRE, it's mainline station and Chelmsford's Grammar Schools. Offering a STUDY / PLAY ROOM and a SUBSTANTIAL 26' LOUNGE / FAMILY ROOM, a spacious kitchen / diner / orangery, both a modern bathroom and additional downstairs shower room, spacious bedrooms over upper two floors, LARGE REAR GARDEN, integral garage (with POTENTIAL TO CONVERT or extend over, stp) and driveway parking for 3 CARS. Call Hamilton Piers to view!

Third Avenue, Chelmsford, CM1 4EX

Ground Floor:

Entrance Hall:
Entrance door to front, doors to lounge, study/playroom, cupboard, stairs to first floor, radiator.

Lounge / Family Room:
26'5" x 10'11" > 9'11" (8.05m x 3.33m > 3.02m)
Double glazed bay window to front, double doors to kitchen diner, fireplace, radiator.

Study/Play Room:
13' x 8'6" (3.96m x 2.59m)
Double doors to dining room, door to inner hall, radiator, wood flooring.

Inner Hall:
Doors to shower room, kitchen diner, garage, wood effect flooring.

Kitchen / Diner / Orangery:
A spacious kitchen with adjoining dining area and TV area, arranged in an Orangery style to the rear.

Dining Room / TV Area:
16'3" max x 15'3" (4.95m max x 4.65m)
Double glazed window and french doors to rear, part UPVC roof, wood effect flooring, open to kitchen and further seating/TV area.

Kitchen:
14'7" x 9'1" (4.45m x 2.77m)
Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated five ring gas hob, double oven, space for fridge freezer, dishwasher, radiator, part tiled walls, tiled flooring.

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

Integral Garage:
16'10" x 8'8" (5.13m x 2.64m)
Space for washing machine, tumble dryer, barn style doors to driveway.

First Floor:

Landing:
Double glazed window to side half landing, doors to bedroom one, bedroom three, bedroom four, family bathroom, two cupboards, stairs to second floor.

Bedroom One:
13'6" x 10'5" (4.11m x 3.18m)
Double glazed bay window to front, fitted wardrobes, radiator.

Bedroom Three:
11'2" x 8'7" (3.40m x 2.62m)
Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Four:
10' x 9'5" (3.05m x 2.87m)
Double glazed window to rear, cupboard, radiator.

Family Bathroom:
6'8' x 6'1" (2.03m' x 1.85m)
Obscure double glazed window to front, panel bath with shower mixer tap, low level W/C, vanity hand wash basin, chrome towel radiator, tiled walls and flooring.

Second Floor:

Landing:
Doors to bedroom two, bedroom five, cupboard.

Bedroom Two:
16'10" max x 10'11" (5.13m max x 3.33m)
Two double glazed windows to rear, fitted wardrobes, radiator.

Bedroom Five:
15'6" x 11'6" max (4.72m x 3.51m max)
Two velux windows to front, fitted wardrobes, radiator.

Exterior:

Rear Garden:
Paved patio to immediate rear, door to shed, mature shrubs and trees to border, pond, rest laid to lawn.

Frontage & Parking:
Gated paved driveway parking for 3 cars, barn stye doors to garage.

Agent Notes:
Council Tax Band: D

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.