



## Court Road

Chelmsford, CM1 7EW

Freehold  
Tax Band: F

**Offers In Excess Of £600,000**



Boasting FOUR DOUBLE BEDROOMS and THREE RECEPTION ROOMS is this beautifully presented detached family home, set on CORNER PLOT in this sought-after crescent in Broomfield. Boasting an entrance hall & cloakroom, SPACIOUS 22' TRIPLE-ASPECT LOUNGE, separate dining room, STUDY / PLAY ROOM, fitted kitchen and UTILITY ROOM, a RE-FITTED en-suite to the master bedroom, an UNOVERLOOKED REAR GARDEN, driveway parking for FOUR CARS and a GARAGE with electric door! Located within walking distance to local schools, shops, Broomfield Hospital and easy access to the City Centre & it's mainline station. Contact Hamilton Piers today to view!



## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Entrance door into hallway, two double glazed windows to front, understairs storage cupboard, stairs to first floor, radiator, doors to-

### CLOAKROOM/WC:

3'4" x 3'9" (1.02m x 1.14m)

Hand basin, low level W/C, radiator, tiled flooring.

### STUDY / PLAY ROOM:

8'9" x 6'9" (2.67m x 2.06m)

Two double glazed windows to front, radiator, tiled flooring.

### KITCHEN:

10'3" x 8'5" (3.12m x 2.57m)

Double glazed window to rear, roll edge worktops with drainer sink inset, 5 ring gas hob with extractor over, matching wall and base units, tiled splash backs, integrated Bosch dishwasher and Hotpoint fridge/freezer, tiled flooring.

### UTILITY ROOM:

Double glazed door to side with access to garden, roll edge worktops, space for washing machine and tumble dryer.

### DINING ROOM:

10'5" x 8'5" (3.18m x 2.57m)

Double glazed window to rear, radiator

### LOUNGE:

22' x 11'8" (6.71m x 3.56m)

Triple aspect double glazed window to front and side with french doors to rear onto garden, radiator, tiled flooring.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Airing cupboard, doors to-

### MASTER BEDROOM:

12'8" x 12'1" (3.86m x 3.68m)

Double glazed window to front, radiator, door to en suite.

### EN-SUITE:

4'4" x 6'9" (1.32m x 2.06m)

Double glazed window to side, vanity hand basin, low level WC, shower cubicle, fully tiled, radiator.

### BEDROOM TWO:

10'2" x 11'8" (3.10m x 3.56m)

Double glazed window to front, radiator.

### BEDROOM THREE:

10'5" x 11'8" (3.18m x 3.56m)

Double glazed window to rear, radiator.

### BEDROOM FOUR:

9'3" x 8'9" (2.82m x 2.67m)

Double glazed window to rear, radiator.

### SHOWER ROOM:

Double glazed window to rear, vanity wash hand basin, low level WC, walk in shower, fully tiled, radiator, storage cupboard.

### EXTERIOR:

### REAR GARDEN:

Patio to immediate rear of property with the rest laid to lawn, wooden shed, access door to garage, side access with gate.

### GARAGE:

Electric door to front, access door from garden, power connected.

### FRONTAGE AND PARKING:

Laid to lawn front garden with shrub border, driveway parking for 2 vehicles to front and driveway parking outside garage for 2 vehicles.



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