



Paignton Avenue

Chelmsford, CM1 7NS

Guide Price £725,000

Freehold
Tax Band: E



A substantial EXTENDED detached family home with a detached DOUBLE GARAGE and FIVE GOOD-SIZED BEDROOMS, offered for sale with a COMPLETE ONWARD CHAIN. Boasting a SPACIOUS 22' LOUNGE, generous conservatory, 24' KITCHEN & UTILITY ROOM, separate dining room with STUDY area, EN-SUITE to the master bedroom, private UNOVERLOOKED rear garden and driveway parking. Ideally located a short walk from popular local schooling and shop/amenities. Contact Hamilton Piers of Old Springfield to view!



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Ground Floor:

Entrance Hall:

UPVC entrance door to front, double doors to lounge, doors to shower room, kitchen, utility room, entrance to dining room, radiator.

Shower Room:

7'3" x 6'6" (2.21m x 1.98m)

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

Lounge:

22' x 10'11" (6.71m x 3.33m)

Double glazed bow window to front, double glazed sliding door to conservatory, two radiators.

Conservatory:

14'4" x 12'11" (4.37m x 3.94m)

UPVC roof, dual aspect double glazed windows to rear and side, french doors to side, radiator.

Kitchen & Utility:

24'2" x 7'5" (7.37m x 2.26m)

Kitchen:

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated double oven, gas hob with extractor over, dishwasher, boiler to wall, part tiled walls.

Utility Room:

11'4" x 7'5" (3.45m x 2.26m)

Double glazed window and door to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for washing machine, tumble dryer.

Dining Room:

14'1" > 11'1" x 11'4" (4.29m > 3.38m x 3.45m)

Double glazed bow window to front, stairs to first floor, radiator, cupboard with study area.

First Floor:

Landing:

Door to bedroom one, bedroom two, bedroom two, bedroom

three, bedroom four, bedroom five, family bathroom, loft access.

Bedroom One:

17'6" > 14' x 11'2" (5.33m > 4.27m x 3.40m)

Double glazed window to front, fitted wardrobes, door to ensuite, vanity area with vanity hand wash basin, fitted wardrobes, radiator.

En-Suite:

11'2" x 7'5" (3.40m x 2.26m)

Obscure double glazed window to rear, double fully tiled shower cubicle, corner bath with shower mixer tap, low level W/C, towel radiator, part tiled walls.

Bedroom Two:

11' x 10'10" (3.35m x 3.30m)

Double glazed window to front, radiator.

Bedroom Three:

10'10" > 9'3" x 10'8" (3.30m > 2.82m x 3.25m)

Double glazed window to rear, radiator.

Bedroom Four:

11'4" x 7'3" (3.45m x 2.21m)

Double glazed window to front, radiator.

Bedroom Five:

8'5" x 7'9" (2.57m x 2.36m)

Double glazed window to rear, radiator.

Family Bathroom:

7'6" x 5' (2.29m x 1.52m)

Obscure double glazed window to rear, panel bath with shower mixer tap, vanity hand wash basin, low level W/C, towel radiator.

Exterior:

Rear Garden:

Paved patio to immediate rear, gated side and rear access, door to garage, mature shrubs, rest laid to lawn.

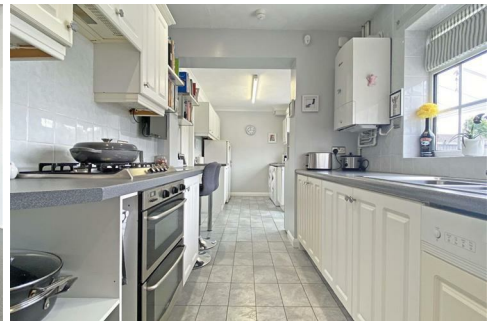
Double Garage & Parking:

21'9" x 18'3" (6.63m x 5.56m)

Power and lighting connected, electric up and over door, paved driveway parking for 2/3 cars.

Front Garden:

Path to entrance door, 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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