



## Kings Road

Chelmsford, CM1 4HP

**Guide Price £390,000**

Freehold  
Tax Band: B



Offering an OFFICE / STUDIO to the rear garden and a MODERN REFITTED KITCHEN is this well presented end terraced home - within walking distance to Chelmsford CITY CENTRE, mainline station and Grammar Schools. With entrance hall, lounge, CONSERVATORY, three bedrooms, REFITTED FAMILY BATHROOM, excellent space to extend (stpp) and driveway parking for 2-3 CARS. Contact Hamilton Piers to view.



# Kings Road, Chelmsford, CM1 4HP

## Ground Floor:

### Entrance Porch:

Composite entrance door to front, double glazed window to side, door to entrance hall, wood effect flooring.

### Entrance Door:

Door to lounge, stairs to first floor, radiator.

### Lounge:

12'10" x 11'10" (3.91m x 3.61m)

Double glazed bow window to front, door to kitchen radiator.

### Kitchen Diner:

Double glazed window to rear, double glazed french doors to side, door to conservatory, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, hob with extractor over, space for under counter fridge and freezer, slimline dishwasher, washing machine, tumble dryer, cupboard, part tiled walls, tiled flooring.

### Conservatory:

9'3" x 8'6" (2.82m x 2.59m)

UPVC roof, double glazed windows to sides and rear, french doors to rear and door to side, tiled flooring.

## First Floor:

### Landing:

Doors to bedroom one, bedroom two, bedroom three, family bathroom.

### Bedroom One:

12' x 7'1" (3.66m x 2.16m)

Double glazed window to front, fitted wardrobes, radiator.

### Bedroom Two:

9'9" x 9' (2.97m x 2.74m)

Double glazed window to rear, cupboard, housing the immersion tank and boiler, loft access, radiator.

### Bedroom Three:

8'10" x 7'6" (2.69m x 2.29m)

Double glazed window to front, cupboard, radiator, wood effect flooring.

### Family Bathroom:

5'8" x 5' (1.73m x 1.52m)

Obscure double glazed window to rear, panel bath with shower over, pedestal hand wash basin, low level W/C, towel radiator, tiled walls and flooring.

### Exterior:

#### Rear Garden:

Decking to immediate rear, paved patio, rest laid to shingle and artificial grass, door to workshop.

#### Studio/Workshop:

Split into two rooms, two double glazed windows to front, power and lighting connected, would make a great office or workspace/treatment room.

#### Frontage & Parking:

Driveway parking for 2+ 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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