HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Briarswood

Chelmsford, CM1 6UH

Tax Band:

£475,000

3 2 1 D

Located on a SPACIOUS CORNER PLOT on the sought-after Uplands Development in Springfield is this detached family home that offers EXCELLENT POTENTIAL TO EXTEND, stpp, plus an entrance hall & cloakroom, an IMPRESSIVE SIZED 23' LOUNGE DINER, fitted kitchen breakfast room, three bedrooms, family bathroom, driveway PARKING FOR 6+ CARS, garage with potential to convert and a GENEROUS REAR GARDEN. Within catchment for highly regarded local schooling. Call Hamilton Piers of Springfield to view today!

Briarswood, Chelmsford, CM1 6UH

Ground Floor:

Entrance Porch:
UPVC entrance door to front, double glazed windows to side and front, door to entrance hall.

Entrance Hall :
Double glazed window to front, doors to lounge diner and kitchen breakfast room, stairs to first floor.

Lounge Diner: 23' 8" x 11' 5" (7.21m x 3.48m)
Dual aspect double glazed windows to front and side, french doors to rear, radiator.

Kitchen Breakfast Room: 14' 9" x 10' 7" (4.50m x 3.23m)
Double glazed window and door to rear, doors to garage, cloakroom, range of wall and base units, rolled edge work surfaces with sink inset, integrated hob with extractor over, space for dishwasher

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

First Floor:

Landing:
Doors to bedroom one, bedroom two, bedroom three, family bathroom, loft access.

Bedroom One: 11' 7" x 9' 6" (3.53m x 2.90m)
Double glazed windows to front and side, fitted wardrobes, radiator.

Bedroom Two: 9' 10" x 9' 7" (3.00m x 2.92m)
Double glazed windows to rear, fitted wardrobes, radiator.

Bedroom Three: 8' x 7' 10" (2.44m x 2.39m)
Double glazed window to front, radiator.

Family Bathroom:
Two, obscure double glazed window to rear, four piece suite comprising of panel bath, fully tiled shower cubicle, low level W/C, vanity hand wash basin, tiled walls.

Exterior:

Garage: 17' x 10' (5.18m x 3.05m)
Electric roller door with power and lighting.

Frontage:
Paved driveway for 6+ cars.

Rear Garden:
Paved patio to rear, gated side access, mature shrubs to border, rest laid to lawn.

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.