



## Springfield Road

Chelmsford, CM2 6AT

**Asking Price £415,000**



Boasting a SPACIOUS 22' KITCHEN DINER and THREE GOOD-SIZED BEDROOMS is this very well presented and MODERNISED semi detached home - ideally located on Springfield Road, within walking distance to the City Centre & local schooling! The property further offers entrance hall & cloakroom/utility, lounge, MODERN BATHROOM, enclosed rear garden, and DRIVEWAY PARKING FOR 3-4 CARS!



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## Ground Floor:-

### Entrance Hall:

Composite entrance door to front, dual aspect obscure double glazed windows two front, one to side, doors to cloakroom/utility, lounge, kitchen diner, cupboard, stairs to first floor, radiator, wood effect flooring.

### Cloakroom/Utility:

Low level W/C, vanity hand wash basin, space for washing machine, radiator, tiled flooring.

### Lounge:

13'2" x 9'9" (4.01m x 2.97m)

Double glazed window to front, radiator.

### Kitchen Diner:

22'2" x 12'11" x 11'11" (6.76m x 3.94m x 3.63m)

Double glazed window and door to rear, range of wall and base units, square edge work surfaces with stainless steel sink inset, integrated fridge freezer, dishwasher, low level oven, hob with extractor, radiator, part tiled walls, part tiled part wood effect flooring.

## First Floor:-

### Landing:

Two obscure double glazed windows to side, doors to bedroom one, bedroom two, bedroom three, family bathroom, loft access.

### Bedroom One:

12'11" x 11'11" (3.94m x 3.63m)

Double glazed window to rear, radiator, cupboard.

### Bedroom Two:

13' x 9'10" (3.96m x 3.00m)

Double glazed window to front, radiator, cupboard.

### Bedroom Three:

9'10" x 8'8" (3.00m x 2.64m)

Double glazed window to rear, radiator.

## Family Bathroom:

8'10" x 6'10" x 8'8" (2.69m x 2.08m x 2.64m)

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

## Exterior:-

### Frontage & Parking:

Driveway parking for 3/4 cars, rest laid to lawn.

### Rear Garden:

Paved patio to immediate rear, gated side access, shed to rear, rest laid to artificial 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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