HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Boleyn Way

Freehold
Tax Band:

Chelmsford, CM3 3JL

Guide Price £450,000

4 2 2

EXTENDED and boasting a 20' LOUNGE, a separate dining / PLAY ROOM and a LARGE 23' CONSERVATORY / FAMILY ROOM, is this spacious home with three/four bedrooms. Also offering an entrance hall, STUDY / fourth bedroom, cloakroom, 20' KITCHEN BREAKFAST ROOM, refitted family bathroom, an UNOVERLOOKED REAR GARDEN and driveway parking for 3 CARS. Perfect village location with easy access to local schools, shops and mainline train station. Contact Hamilton Piers to view!

Boleyn Way, Chelmsford, CM3 3JL

Ground Floor:

Entrance Porch:
UPVC entrance door to front, door to entrance hall.

Entrance Hall:
Double door to dining room, door to study / bedroom four, stairs to first floor, radiator.

Dining / Play Room:
13'10" x 12'5" (4.22m x 3.78m)
Double glazed window to front, double doors to lounge, feature fireplace, cupboard, radiator.

Lounge:
20'1" x 15'8" > 14'7" (6.12m x 4.78m > 4.45m)
Sliding doors to conservatory, double doors to kitchen breakfast room, two radiators.

Conservatory / Family Room:
23' x 12'4" > 7'3" (7.01m x 3.76m > 2.21m)
UPVC roof, double glazed windows to rear, french doors to side and rear, radiator.

Kitchen Breakfast Room:
20'1" x 8' (6.12m x 2.44m)
Obscure double glazed window to side, entrance to conservatory, door to cloakroom, range of wall and base units, rolled edge work surfaces wtih sink inset, space for American fridge freezer, wine fridge, dishwasher, washing machine, integrated freezer, double oven, boiler to cupboard, radiator, part tiled walls, tiled flooring.

Cloakroom:
Low level W/C, wall mounted hand wash basin, chrome towel radiator, tiled walls.

Study / Bedroom Four:
12'7" x 7'9" (3.84m x 2.36m)
Double glazed window to front, radiator.

First Floor:

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

Bedroom One:
11'5" x 9'4" (3.48m x 2.84m)
Double glazed window to front, radiator.

Bedroom Two:
11'7" x 9'3" > 7'6" (3.53m x 2.82m > 2.29m)
Double glazed window to rear, radiator.

Bedroom Three:
7'1" x 6' (2.16m x 1.83m)
Double glazed window to front, radiator.

Family Bathroom:
7'7" x 4'7" (2.31m x 1.40m)
Obscure double glazed window to rear, panel bath with shower over, low level W/C, pedestal hand wash basin, chrome towel radiator, tiled walls.

Exterior:

Rear Garden:
Decking area to side, door to shed, mature shrubs and trees to border, rest laid to lawn.

Frontage & Parking:
Driveway parking for 3 cars.

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.