



## Begonia Close

Chelmsford, CM1 6NL

Freehold  
Tax Band: C

**Guide Price £389,995**



Boasting an IMPRESSIVE 17' FAMILY ROOM / CONSERVATORY is this well presented and EXTENDED end terraced home, offered for sale with a COMPLETE ONWARD CHAIN. Further offering a spacious lounge & dining area, a MODERN KITCHEN & SHOWER ROOM, three bedrooms, driveway parking, garage with ELECTRIC DOOR and POTENTIAL TO CONVERT into additional accommodation, and a BEAUTIFULLY PRESENTED REAR GARDEN. Contact Hamilton Piers of Springfield to view today!



# Begonia Close, Chelmsford, CM1 6NL

## Ground Floor:

### Entrance Porch:

UPVC entrance door and window to front, door to dining room.

### Dining Room:

11'3" x 9'7" (3.43m x 2.92m)

Door to kitchen, entrance to lounge, radiator, wood effect flooring.

### Lounge:

15'2" x 10'7" (4.62m x 3.23m)

Double glazed sliding door to conservatory/sitting room, stairs to first floor, wood effect flooring.

### Kitchen:

10'6" x 6'8" (3.20m x 2.03m)

UPVC door to conservatory/sitting room, range of wall and base units, rolled edge work surfaces with sink inset, integrated low level oven, hob with extractor over, integrated fridge freezer, washing machine, dishwasher.

### Conservatory / Family Room:

17' x 11'8" > 8' (5.18m x 3.56m > 2.44m)

Solid Double glazed windows and French doors to rear, two radiators, wood effect flooring.

## First Floor:

### Landing:

Doors to bedroom one, bedroom two, bedroom three, shower room, loft access, radiator.

### Bedroom One:

11'11" x 9'9" (3.63m x 2.97m)

Double glazed window to front, radiator.

### Bedroom Two:

11'1" x 9'10" (3.38m x 3.00m)

Double glazed window to rear, radiator.

### Bedroom Three:

9' > 6'8" x 7'8" (2.74m > 2.03m x 2.34m)

Double glazed window to front, radiator, cupboard.

### Shower Room:

8'4" x 4'4" (2.54m x 1.32m)

Obscure double glazed window to rear, fully tiled double shower cubicle, low level W/C, wall mounted hand wash basin, chrome towel radiator, tiled walls and flooring.

### Exterior:

#### Rear Garden:

Paved patio area to side, gated side access, mature shrubs and trees to border, rest laid to lawn.

#### Frontage, Garage & Parking:

Paved driveway parking for 2 cars, garage with electric roller door.



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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

