



## Falmouth Road

Chelmsford, CM1 6HZ

**£425,000**

Freehold  
Tax Band: D



Boasting an UNOVERLOOKED 65' GARDEN with a GARDEN ROOM/OFFICE is this IMMACULATELY PRESENTED semi detached home, located in the heart of Old Springfield. With an entrance hall & recently-fitted cloakroom, lounge, IMPRESSIVE 23' MODERN KITCHEN DINER, three good-sized bedrooms, RECENTLY FITTED SHOWER ROOM, brick-paved driveway, DETACHED GARAGE and superb potential to extend (stpp). Within a short walk to highly regarded schooling, local shops and the city centre. Contact Hamilton Piers of Old Springfield to view!



## Falmouth Road, Chelmsford, CM1 6HZ

The accommodation, with approximate room sizes, is as follows:

### GROUND FLOOR:-

#### ENTRANCE HALL:

Obscure double glazed UPVC door to front, doors to cloakroom, kitchen/diner, lounge, stairs to first floor, radiator.

#### CLOAKROOM:

Low level W/C, vanity hand wash basin, tiled flooring.

#### LOUNGE: (12'11" x 12'8")

Double glazed square bay window to front, feature electric fireplace, radiator, wood effect flooring.

#### KITCHEN DINER: (23'4" x 11'2" > 9'9")

Double glazed window to rear, double glazed french door to rear. obscure double glazed door to side, range of wall and base units, square edge work surfaces with sink inset, integrated double oven, electric hob with extractor over, space for fridge/freezer, washing machine, tumble dryer, dishwasher, cupboard, radiator, wood effect flooring.

### FIRST FLOOR ACCOMMODATION:-

#### LANDING:

Double glazed window to side half landing, doors to bedroom one, bedroom two, bedroom three, shower room, loft access.

#### BEDROOM ONE: (14'2" x 9'11")

Double glazed window to rear, radiator, fitted wardrobes.

#### BEDROOM TWO: (12'10" > 11'1" x 10'7")

Double glazed window to front, cupboard, radiator.

#### BEDROOM THREE: (9'11" x 6'11")

Double glazed window to front, cupboard, radiator.

#### SHOWER ROOM:

Two obscure double glazed windows to rear, fully tiled double walk in shower, vanity hand wash basin, low level W/C, airing cupboard housing boiler, chrome towel radiator, tiled flooring.

#### EXTERIOR:

Driveway parking for 3 cars, shared driveway to garage, access to rear garden.

#### REAR GARDEN:

Paved patio to immediate rear, gated side access, door to garage, door to summerhouse, mature shrubs and trees to border, rest laid to lawn, Approx 65'.

#### SUMMER HOUSE / OFFICE: (9'6" x 8'1")

Power and lighting connected, french doors to garden.

#### AGENTS NOTES

If you have any further questions regarding this property, please call .

#### DISCLAIMER:

At Hamilton Piers we aim to ensure our sales 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. No guarantee as to their operating ability or efficiency is given. All measurements are a guide only and, therefore, can be approximated in some cases. 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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