HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

St. Marys Mead

Freehold
Tax Band: E

Chelmsford, CM1 7ZT

Offers In Excess Of £475,000

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PRICED TO SELL and boasting FIVE GOOD-SIZED BEDROOMS with EN SUITE to the master and THREE RECEPTION ROOMS is this EXTENDED detached home, located in this sought-after turning off School Lane in the heart of Broomfield... within a short distance to Broomfield Hospital, Chelmsford city centre and local schooling! With a spacious lounge, DINING / FAMILY ROOM, fitted kitchen, conservatory, PRIVATE REAR GARDEN and garage with driveway parking. Contact Hamilton Piers to view!

St. Marys Mead, Chelmsford, CM1 7ZT

Ground Floor:

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

Entrance Hall:
Doors to cloakroom, kitchen, dining room, lounge, radiator, cupboard, wood effect flooring.

Cloakroom:
Obscure double glazed window to side, low level W/C, wall mounted hand wash basin, radiator, wood effect flooring.

Kitchen:
11' x 9'10" (3.35m x 3.00m)
Double glazed window to front, door to side, boiler to wall, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, gas hob with extractor over, space for fridge freezer, washing machine, tumble dryer, under counter fridge, part tiled walls.

Dining / Family Room:
10'7" x 9'4" (3.23m x 2.84m)
French doors to rear, stairs to first floor, radiator, wood effect flooring.

Lounge:
17'11" x 10'9" (5.46m x 3.28m)
Double glazed window to front, sliding door to conservatory, fireplace, radiator, wood effect flooring.

Conservatory:
12'5" x 8'5" (3.78m x 2.57m)
UPVC roof, french doors to side, douhle glazed windows to rear and side, wood effect flooring.

First Floor:

Landing:
Obscure double glazed window to rear, double glazed window to front, doors to bedroom one, bedroom four, bedroom five, family bathroom, two cupboard, radiator, stairs to second floor.

Bedroom One:
12'10" > 9'4" x 11'1" (3.91m > 2.84m x 3.38m)
Double glazed window to rear, door to en-suite, fitted wardrobes, radiator.

En-Suite:
6'4" x 5'4" (1.93m x 1.63m)
Obscure double glazed window to front, fully tiled shower cubicle, pedestal hand wash basin, low level W/C, radiator, part tiled walls, wood effect flooring.

Bedroom Four:
10'6" x 9'6" max (3.20m x 2.90m max)
Double glazed window to front, fitted wardrobes, radiator, wood effect flooring.

Bedroom Five:
7'2" x 7'1" (2.18m x 2.16m)
Double glazed window to rear, radiator.

Family Bathroom:
6'9" x 6'3" (2.06m x 1.91m)
Obscure double glazed window to side, panel bath with shower mixer tap, pedestal hand wash basin, low level W/C, radiator, part tiled walls, wood effect flooring.

Second Floor:

Landing:
Velux window to front, doors to bedroom two, bedroom three, cloakroom, eves storage.

Bedroom Two:
11'2" x 9'10" (3.40m x 3.00m)
Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Three:
10'8" x 9'4" (3.25m x 2.84m)
Double glazed window to rear, radiator.

Cloakroom:
Velux window to front, low level W/C, vanity hand wash basin, wood effect flooring.

Exterior:

Rear Garden:
Paved patio to immediate rear, door to shed, door to garage, gated side access, mature shrubs and trees to border, rest laid to lawn.

Frontage, Garage & Parking:
Paved path to entrance door, mature shrubs, garage with up and over door with driveway parking to front.

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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.