



## Hillary Close

Springfield, Chelmsford, CM1 7RR

Freehold  
Tax Band: C

**Offers In Excess Of £400,000**



Boasting an UNOVERLOOKED & well-proportioned rear garden, RECENTLY REFITTED windows & bathroom plus lounge, dining area and an L-SHAPED KITCHEN with utility/study area is this three DOUBLE bedroom end-terrace property. Benefiting from modern living space throughout with further POTENTIAL TO EXTEND (STPP), a GARAGE (to rear) with on-street parking available and set in a tucked away position OVERLOOKING GREENSWARD to front. Ideally located close to shops and popular schools - Walking distance to Chelmsford City Centre & Mainline Station. Perfect for first time buyers! Call Hamilton Piers, Springfield's leading local property experts, to view!



# Hillary Close, Springfield, Chelmsford, CM1 7RR

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Opaque double glazed windows to front aspect, secure main entry door, stairs to first floor, radiator, carpeted flooring.

### LOUNGE:

12'0 x 11'0 (3.66m x 3.35m)

Double glazed window to front aspect, radiator, laminate flooring. Opening to dining area.

### DINING AREA:

12'0 x 8'11 (3.66m x 2.72m)

Radiator, laminate flooring. Patio door to rear garden.

### KITCHEN:

12'8 max to 7'6 x 10'9 (3.86m max to 2.29m x 3.28m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, cooker, electric hob, space for fridge/freezer, dishwasher and washing machine, built-in storage/larder cupboard, vinyl flooring. Door to side aspect.

### STUDY AREA:

Previously used as a utility area and currently a small office space - Opaque double glazed window to front aspect, radiator, vinyl flooring.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to rear aspect, loft access, carpeted flooring.

### BEDROOM ONE:

12'1 x 10'9 (3.68m x 3.28m)

Double glazed window to front aspect, radiator, laminate flooring.

### BEDROOM TWO:

12'1 x 9'0 (3.68m x 2.74m)

Double glazed window to rear aspect, radiator, laminate flooring.

### BEDROOM THREE:

10'11 x 6'6 (3.33m x 1.98m)

Double glazed window to front aspect, built-in airing/storage cupboard, built-in double wardrobe, radiator, laminate flooring.

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, P-shaped panelled bath with central mixer tap and shower over, inset WC, vanity wash hand basin with tiled splash back, extractor fan, heated towel rail, tiled flooring.

## EXTERIOR:

### REAR GARDEN:

Unoverlooked and generously sized rear garden comprising patio area to immediate rear, remainder mainly laid to lawn, storage shed, gated access to garage and side aspect.

### GARAGE & PARKING:

Single garage located at property rear with on-street parking to front and side aspects.

## AGENTS NOTES:

Council Tax Band: C

For further information regarding this property, please contact Hamilton Piers.



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