



Eglinton Drive

Chancellor Park, Chelmer Village, Chelmsford, CM2 6YL

Guide Price £500,000



Boasting FIVE LARGE BEDROOMS and a 17' KITCHEN DINER is this three-storey family home that offers a spacious 17' lounge, entrance hall & cloakroom, an IMPRESSIVE 17' MASTER BEDROOM with EN SUITE, family bathroom, carport with adjoining GARAGE (which could be converted into additional accommodation, stp), and an enclosed garden.



Eglinton Drive, Chancellor Park, Chelmer Village, Chelmsford, CM2 6YL

Boasting FIVE GREAT-SIZED BEDROOMS and a 17' KITCHEN DINER is this three-storey family home that offers a spacious 17' lounge, entrance hall & cloakroom, an IMPRESSIVE 17' MASTER BEDROOM with EN SUITE, family bathroom, carport with adjoining GARAGE (which could be converted into additional ground floor accommodation or a home office if required, subject to necessary permissions), further parking to the immediate front, and an enclosed rear garden.

Ideally located within a short distance to local schools, shops, and the city centre!

CALL CHELMSFORD'S OFFICIAL No1 ESTATE AGENT TO VIEW!

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front, stairs to first floor, under-stairs cupboard, wood effect flooring, radiator, door to kitchen, lounge, and cloakroom.

CLOAKROOM:

Low level WC, pedestal wash hand basin, part tiled walls, radiator.

LOUNGE: (17'1" x 11'7")

Two double glazed doors to front, double glazed french doors to rear with windows either side, wood effect flooring, two radiators.

KITCHEN DINER: (17'2" x 13'9" max)

Two double glazed windows to front, double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel one and a half sink inset, built in double oven, stainless steel five ring gas hob with extractor hood over, integrated fridge freezer and dishwasher, two radiators, tiled floor, space for washing machine.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Double glazed window to rear, airing cupboard, stairs to second floor, radiator.

BEDROOM ONE: (17'4" x 13'4" max incl wardrobes)

Two double glazed windows to front, double glazed window to rear, two built in double wardrobes, three radiators, door to en suite.

EN SUITE :

Obscure double glazed window to front, fully tiled shower cubicle, low level wc, vanity wash hand basin, radiator.

BEDROOM TWO: (14'7" x 8'4" plus door recess)

Double glazed window to front, velux to rear, radiator.

BEDROOM FIVE: (10'8" > 8'3" x 6'10")

Two double glazed windows to front, radiator.

FAMILY BATHROOM:

Obscure double glazed window to rear, panelled bath with shower attachment, low level wc, fully tiled shower cubicle, vanity hadn basin, radiator.

SECOND FLOOR ACCOMMODATION:-

LANDING:

Double glazed window to front, doors to;

BEDROOM THREE: (13'10" max x 11'3" incl furniture)

Velux window to rear, double glazed window to front, eaves storage cupboard, two radiators, built in wardrobe and drawers to one wall.

BEDROOM FOUR: (11'9" max x 11'3")

Velux window to rear, double glazed window to front, eaves storage cupboard, two radiators.

EXTERIOR:

REAR GARDEN:

Block paved patio area, lawned area, door to garage.

FRONT GARDEN:

Parking available immediately along the front of the property and within the carport that offers access to the garage (with up and over door, and excellent potential alongside the carport to be converted into additional ground floor accommodation or a large home office if required, subject to any necessary permissions).

AGENTS NOTES

If you have any further questions regarding this property, please call 01245 269 777.

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.



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

