



## Osea Way

Chelmsford, CM1 6JT

Freehold  
Tax Band: C

**Guide Price £450,000**



Offering a GENEROUS CORNER PLOT with a BAR/SUMMERHOUSE in the private rear garden is this EXTENDED home boasting THREE RECEPTION ROOMS - including a LARGE 24' LOUNGE, dining / FAMILY ROOM and a STUDY / FOURTH BEDROOM. Also offering a modern kitchen, GOOD-SIZED BEDROOMS, four-piece family bathroom plus a ground-floor shower room and driveway PARKING FOR 4 CARS. Ideally located close to local schooling and the city centre. Contact Hamilton Piers to view!



## Ground Floor:

### Entrance Porch:

UPVC door to front, door to lounge.

### Lounge:

24' x 11'7" (7.32m x 3.53m)

Double glazed window to front, doors to inner hall, kitchen, entrance to dining room, stairs to first floor, two radiators, wood flooring.

### Inner Hall:

Doors to bedroom four / study, shower room.

### Study / Bedroom Four:

10'3" x 7'8" (3.12m x 2.34m)

Double glazed window to front, electric heater.

### Shower Room:

Fully tiled shower cubicle, low level W/C, vanity hand wash basin, part tiled walls, tiled flooring.

### Kitchen:

11'9" x 8'1" (3.58m x 2.46m)

Range of wall and base units, square edge work surfaces with sink inset, integrated fridge freezer, dishwasher, washing machine, low level oven, 5 ring gas hob with extractor over, part tiled walls, tiled flooring, open to:-

### Family / Dining / Play Room:

18'3" x 9'6" (5.56m x 2.90m)

French doors to rear, doors to side, double glazed windows to side and rear, radiator, tiled flooring.

## First Floor:

### Landing:

Double glazed window to side half landing, doors to bedroom one, bedroom two, bedroom three, family bathroom,

### Bedroom One:

11'9" x 11'8" (3.58m x 3.56m)

Double glazed window to rear, fitted wardrobes, radiator.

### Bedroom Two:

15' x 7'10" (4.57m x 2.39m)

Double glazed windows to rear, radiator.

### Bedroom Three:

8'8" x 7'10" (2.64m x 2.39m)

Double glazed window to front, radiator.

### Family Bathroom:

11'9" x 5'6" (3.58m x 1.68m)

Obscure double glazed window to front, corner bath with shower mixer tap, fully tiled shower cubicle, low level W/C, pedestal hand wash basin, chrome towel radiator, tiled walls and flooring.

### Exterior:

### Rear Garden:

Paved patio to immediate rear, gated side access, further patio to summerhouse and shed, rest laid to law, approx 92' x 43' max.

### Summer House / Bar:

10' x 7'11" (3.05m x 2.41m)

Two windows and French doors to front.

### Frontage & Parking:

Driveway parking for 4 cars.



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