



## Bodmin Road

Chelmsford, CM1 6LJ

**£525,000**

Freehold  
Tax Band: E



Boasting a PRIVATE 80' REAR GARDEN and upto THREE DOUBLE BEDROOMS, with excellent potential to create an additional bedroom\* or extend, stp, is this detached family home, for sale with NO ONWARD CHAIN. Perfectly located in this highly desired road in the heart of Old Springfield - within a short walk to shops, schools & Chelmsford's City Centre. With entrance hall, spacious lounge diner, fitted kitchen, STUDY/ground-floor bedroom, two additional double bedrooms and refitted family bathroom, plus GARAGE & DRIVEWAY PARKING for 3 cars. Contact Hamilton Piers's Springfield branch to view today!



# Bodmin Road, Chelmsford, CM1 6LJ

## Ground Floor:

### Entrance Hall:

Entrance door to front, doors to lounge diner, kitchen, study/play room/bedroom three, cupboard, stairs to first floor, cupboard, parquet flooring.

### Lounge Diner:

17'9" > 10'11" x 15'2" (5.41m > 3.33m x 4.62m)

Dual aspect double glazed windows to front and rear, french doors to rear, radiator.

### Kitchen:

9' x 8'11" (2.74m x 2.72m)

Double glazed window to rear, door to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for fridge freezer, cooker, washing machine, part tiled walls, boiler to wall.

### Study / Bedroom Three:

9'10" x 7' (3.00m x 2.13m)

Double glazed window to front, radiator, cupboard.

## First Floor:

### Landing:

Double glazed window to side half landing, double glazed window to front, doors to bedroom one, bedroom two, family bathroom, cupboard/walk in wardrobe, airing cupboard.

### Bedroom One:

15'3" x 10'11" (4.65m x 3.33m)

Dual aspect double glazed window to front and rear, two radiators.

### Bedroom Two:

8'10" x 8'8" (2.69m x 2.64m)

Double glazed window to rear, radiator.

### Cupboard / Walk In Wardrobe / BEDROOM

#### POTENTIAL\*:

10'4" x 7'2" max (3.15m x 2.18m max)

Currently used as a storage cupboard - Excellent potential

to follow suit of many other properties on the estate and convert this into a bedroom - would be subject to creating a dormer style window to front, subject to relevant permissions.

### Family Bathroom:

8'10" x 6'9" (2.69m x 2.06m)

Obscure double glazed window to rear, panel bath with shower over, pedestal hand wash basin, low level W/C, loft access, part tiled walls, radiator.

### Exterior:

#### Rear Garden:

Paved patio to immediate rear, gated side access either side of property, door to garage, door to shed, greenhouse, mature shrubs and trees to border, rest laid to lawn, approx 80'.

#### Front Garden, Garage & Parking:

Detached garage with up and over door with driveway for 2/3 cars to front, mature shrubs to border, rest laid to lawn.



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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.

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