



## Downsway

Chelmsford, CM1 6TT

**Guide Price £350,000**



Hamilton Piers of Springfield are pleased to offer for sale with NO ONWARD CHAIN this link detached three bedroom home that BACKS ONTO SCHOOL FIELDS and offers an entrance hall, LARGE 23' LOUNGE DINER, refitted kitchen, refitted shower room, GARAGE with POTENTIAL TO CONVERT OR EXTEND OVER (stpp), driveway parking, and private rear garden. VIEW TODAY!



# Downsway, Chelmsford, CM1 6TT

Approximated room sizes are as follows:

## GROUND FLOOR:-

### ENTRANCE HALL:

UPVC entrance door to front, stairs to first floor, under stairs cupboard, radiator, doors to lounge and kitchen.

### LOUNGE DINER: 23'8" x 10'11" > 9'4"

Double glazed window to front, double glazed sliding patio doors to rear, two radiators.

### KITCHEN: 10'4" x 7'10"

Double glazed window to rear, door to side, range of wall and base units, rolled edge worktops with sink inset, space for cooker, fridge, freezer & washing machine, Worcester gas central heating boiler to wall.

## FIRST FLOOR:-

### LANDING:

Double glazed window to side, access to loft, airing cupboard, doors to all bedrooms and shower room.

### BEDROOM ONE: 11'8" x 9'7" plus door recess

Double glazed window to front, built in double wardrobe, radiator.

### BEDROOM TWO: 10' x 9'7" plus door recess

Double glazed window to rear, built in double wardrobe/cupboard, radiator.

### BEDROOM THREE: 8'1" x 7'10"

Double glazed window to front, radiator.

### SHOWER ROOM (PREVIOUSLY BATHROOM):

Obscure double glazed window to rear, large shower cubicle, vanity hand basin, low level wc, chrome towel radiator, tiled walls, \*could be converted back into a bathroom.

## EXTERIOR:-

### FRONT GARDEN, GARAGE & DRIVEWAY:

Lawned front garden enclosed by hedging, driveway parking, single garage with up and over door, power & lighting - superb potential to convert into additional ground floor accommodation or extend over, subject to permissions.

### REAR GARDEN:

Block paved patio, mainly laid to lawn, backs onto school playing fields (far away from the school itself).



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

