HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Sycamore Way

Freehold
Tax Band: C

Chelmsford, CM2 9LZ

Guide Price £385,000

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Boasting a GENEROUS FRONTAGE WITH PARKING FOR 4 + CARS is this well presented terraced home further offering THREE DOUBLE BEDROOMS, modern family bathroom & kitchen, VERY SPACIOUS 22'5" LOUNGE DINER, private landscaped rear garden and within a short walk to local highly regarded schooling, call Hamilton Piers to view.

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Ground Floor:

Entrance Hall:
Composite entrance door to front, doors to lounge diner, kitchen, stairs to first floor, radiator, wood effect flooring.

Lounge Diner:
22'5" x 11'7" > 9'5" (6.83m x 3.53m > 2.87m)
Double glazed window to front, french doors to rear, two radiators, fireplace.

Kitchen:
10'9" x 7'11" (3.28m x 2.41m)
Doubel glazed window and door to rear, range of wall and base units, square edge work surfaces wtih stainless steel sink inset, integrated low level oven, gas hob with stainless steel splashback and extractor over, space for fridge freezer, washing machine, boiler to cupboard, wood effect flooring.

First Floor:

Landing:
Doors to bedroom one, bedroom two, bedroom three, family bathroom, separate W/C, loft access.

Bedroom One:
12'7" x 10'10" (3.84m x 3.30m)
Double glazed window to front, radiator, wood effect flooring.

Bedroom Two:
10'9" x 9'7" (3.28m x 2.92m)
Double glazed window to rear, radiator, cupboard, wood effect flooring.

Bedroom Three:
12'9" > 9'7" x 10'5" (3.89m > 2.92m x 3.18m)
Double glazed window to front, radiator.

Family Bathroom:
9'8" x 5'6" (2.95m x 1.68m)
Obscure double glazed window to rear, panel bath with shower mixer tap, vanity hand wash basin, fully tiled shower cubicle, towel radiator, part tiled walls, tiled flooring.

Separate W/C:
Obscure double glazed window to rear, low level W/C, radiator, tiled flooring.

Exterior:

Rear Garden:
Paved patio to immediate rear, gated side access, path to decking area and shed, mature shrubs to border, rest laid to lawn, approx 48'.

Frontage & Parking:
Paved driveway parking for 4+ cars.

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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.