



## Beardsley Drive

Chelmsford, CM1 6GJ

**£450,000**

Freehold  
Tax Band:



An EXTENDED detached family home boasting up to FOUR GOOD-SIZED BEDROOMS, modern kitchen, IMPRESSIVE-SIZED 25' LOUNGE DINER, conservatory, STUDY / PLAY ROOM (or fourth bedroom), family bathroom plus downstairs shower room, private rear garden and driveway parking for 2 cars. Ideally located close to local primary and secondary schooling, and easy access to the city centre. Contact Hamilton Piers of Springfield to view.





# Beardsley Drive, Chelmsford, CM1 6GJ

## Ground Floor:

### Entrance Hall:

UPVC entrance door to front, doors to lounge diner, study/ play room / bedroom four, stairs to first floor.

### Study / Play Room / Fourth Bedroom:

7'9" x 6'3" (2.36m x 1.91m)

Double glazed window to front, , electric heater, door to shower room.

### Shower Room:

Obscure double glazed window to side, full tiled shower cubicle, pedestal hand wash basin, low level W/C, chrome towel radiator, tiled walls and flooring.

### Lounge Diner:

25'11" x 12'3" > 8'4" (7.90m x 3.73m > 2.54m)

Double glazed window to front, door to kitchen, entrance to conservatory, fireplace.

### Kitchen:

10'5" x 6'11" (3.18m x 2.11m )

Double glazed window to rear, range of wall and base units, square edge work surfaces with sink inset, integrated induction hob, oven, space for fridge freezer, washing machine, warm air unit, cupboard, part tiled walls.

### Conservatory:

10' x 9'10" (3.05m x 3.00m)

UPVC door to rear, double glazed window to side and rear, door to side, tiled flooring.

## First Floor:

Double glazed window to side, doors to bedroom one, bedroom two, bedroom three, family bathroom, airing cupboard, loft access.

### Bedroom One:

14'7" x 8'4" (4.45m x 2.54m)

Double glazed window to front.

### Bedroom Two:

11'2" x 8'8" (3.40m x 2.64m)

Double glazed window to rear.

### Bedroom Three:

9'6" x 6'10" (2.90m x 2.08m)

Double glazed window to front.

### Family Bathroom:

6'6" x 5'7" (1.98m x 1.70m)

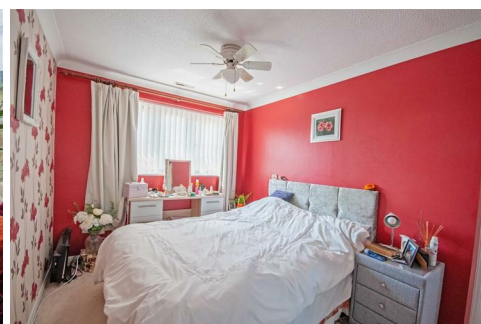
Obscure double glazed window to rear, panel bath with shower over, pedestal hand wash basin, low level W/C, tiled walls.

## Exterior:

### Rear Garden:

Paved patio to immediate rear, door to shed, mature shrubs and trees to border, gated side access, rest laid to lawn.

## Frontage & Parking:



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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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