



## Humber Road

Chelmsford, CM1 7PF

**£635,000**

Freehold  
Tax Band: F



Offered for sale with NO ONWARD CHAIN is this EXTENDED detached family home boasting FOUR DOUBLE BEDROOMS, two bathrooms (plus downstairs W/C), THREE RECEPTION ROOMS (incl. dining room and ADDITIONAL LIVING / PLAY ROOM), detached garage with driveway parking and PRIVATE REAR GARDEN. Further offering excellent potential to extend/remodel and situated in a sought after Cul-De-Sac location in one of Springfield's highest regarded roads. Call Hamilton Piers of Springfield to view.



# Humber Road, Chelmsford, CM1 7PF

## Ground Floor:

### Entrance Hall:

Entrance door to side, obscure double glazed window to front, doors to cloakroom, sitting / play room, lounge, stairs to first floor, radiator.

### Cloakroom:

Obscure double glazed window to side, wall mounted hand wash basin, low level W/C, radiator.

### Lounge:

18'2" x 12'9" (5.54m x 3.89m)

Double glazed window to front, entrance to dining room, two radiators, fireplace.

### Dining Room:

12'10" x 10'1" (3.91m x 3.07m)

Double glazed sliding door to rear, double glazed window to side, door to kitchen, radiator.

### Kitchen:

13'5" x 9'11" (4.09m x 3.02m)

Double glazed window to rear, door to side, range of wall and base units, square edge work surfaces with stainless steel sink inset, space for range master cooker, fridge freezer, utility area with washing machine and tumble dryer, entrance to sitting / play room, tiled walls.

### Sitting / Play Room:

18' x 10'10" > 10' (5.49m x 3.30m > 3.05m)

Two double glazed windows to side, cupboard, radiator.

## First Floor:

### Landing:

Doors to bedroom one, bedroom two, bedroom three, bedroom four, two family bathrooms, airing cupboard, radiator.

### Bedroom One:

12'11" x 11' (3.94m x 3.35m)

Double glazed window to front, fitted wardrobes, radiator.

### Bedroom Two:

13'4" x 10'1" > 10' (4.06m x 3.07m > 3.05m)

Double glazed window to rear, fitted wardrobes, radiator,

### Bedroom Three:

11'8" x 10'1" (3.56m x 3.07m)

Dual aspect double glazed windows to front and side, cupboard, radiator, loft access.

### Bedroom Four:

12'10" > 10'3" x 10' (3.91m > 3.12m x 3.05m)

Double glazed window to rear, fitted wardrobes, radiator.

### Family Bathroom:

9'10" x 6'11" (3.00m x 2.11m)

Obscure double glazed window to side, fully tiled shower cubicle, panel bath, low level W/C, bidet, pedestal hand wash basin, radiator, tiled walls.

### Second Family Bathroom:

6'2" x 5'5" (1.88m x 1.65m)

Obscure double glazed window to side, panel bath with shower mixer tap, pedestal hand wash basin, low level W/C, radiator, tiled walls.

## Exterior:

### Rear Garden:

Paved patio to immediate rear, gate side access, door to brick built shed, door to garage, mature shrubs to border, rest laid to lawn.

### Front Garden, Garage & Driveway Parking:

Detached garage with up and over door with driveway parking to front, large lawned area with potential for more parking if needed.

## Agent Notes:

Council Tax Band: F



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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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