



## Hillary Close

Chelmsford, CM1 7RR

**Guide Price £375,000**

Freehold  
Tax Band: C



Offered for sale is this **RECENTLY REFURBISHED** and spacious end terraced home, located within a **SHORT WALK TO THE CITY CENTRE**, it's mainline station, and highly regarded local schooling. Boasting **THREE GOOD-SIZED BEDROOMS** and **NEWLY FITTED WINDOWS**, plus a modern bathroom, spacious lounge, dining room, modern kitchen with **UTILITY ROOM**, and an **UNOVERLOOKED REAR GARDEN** with detached **GARAGE**.



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## GROUND FLOOR:-

### ENTRANCE HALL:

Entrance door to front, stairs to first floor, doors to lounge/diner, kitchen, radiator

### LOUNGE: (12' x 11')

Double glazed window to front, radiator, open to:-

### DINER: (12' x 8'11")

Double glazed sliding doors to rear garden, radiator.

### KITCHEN: (12'8" x 7'6" x 10'9")

Double glazed window to rear, UPVC door to side, range of wall and base units, square edge work surfaces with stainless steel sink inset, electric cooker, boiler enclosed to cupboard, space for washing machine, dishwasher/tumble dryer, fridge freezer, part tiled walls, under stairs storage cupboard.

## FIRST FLOOR ACCOMMODATION:-

### LANDING:

Double glazed window to rear, doors to three bedrooms, shower room, loft access.

### BEDROOM ONE: (12'1" x 10'9" max)

Double glazed window to front, fitted wardrobes, radiator.

### BEDROOM TWO: (12'1" x 9')

Double glazed window to rear, cupboard, radiator.

### BEDROOM THREE: (10'11" x 6'6")

Double glazed window to front, radiator, built in storage cupboard, airing cupboard housing immersion tank.

### FAMILY BATHROOM: (10'8" x 4'7")

Obscured double glazed window to rear, p shaped bath with

shower over, low level WC, vanity hand wash basin, towel radiator, tiled walls and flooring.

### EXTERIOR:

Garage to rear, parking areas to front/side.

### REAR GARDEN: (40')

Gated side access, concrete hardstanding to side, patio area to immediate rear, two garden sheds, side door to rear garage, mainly laid to lawn with mature trees and shrubs.

### FRONT GARDEN:

Small gated fence to front, garden mainly laid to lawn, mature shrubs and trees, gated side access.



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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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