



Beehive Lane

Chelmsford, CM2 9TJ

Freehold
Tax Band: C

Offers In The Region Of

~~£475,000~~



Boasting a **GENEROUS CORNER PLOT** with an **OUSTDIE OFFICE / GYM** to the private **UNOVERLOOKED** rear garden is this **EXTENDED**, spacious & **IMMACULATELY PRESENTED** home. With an **IMPRESSIVE 24'5"** **OPEN PLAN LIVING AREA**, modern kitchen and **UTILITY ROOM**, dining / sitting room, cloakroom/wc, **THREE GOOD-SIZED BEDROOMS**, modern bathroom, private driveway parking, and **SUPERB POTENTIAL TO DEVELOP OR EXTEND FURTHER**, stpp. Contact Hamilton Piers to view!



Ground Floor:

Entrance Porch:

Composite entrance door to front, door to entrance hall, boiler to wall.

Entrance Hall:

Door to kitchen, open plan living area, stairs to first floor, cupboard, wood flooring.

Open Plan Living Area:

24'5" x 18'4" > 12' (7.44m x 5.59m > 3.66m)

Lounge Area:

Double glazed window to front. fireplace with log burner, radiator, wood flooring, open to:-

Kitchen Breakfast Area:

Two double glazed windows to side, entrance to dining / sitting room, door to utility room, fireplace, range of wall and base units, square edge work surfaces with sink inset, integrated low level double oven, induction hob with extractor over, dishwasher, space for fridge freezer, wood flooring.

Dining / Sitting Room:

11'1" x 8'9" (3.38m x 2.67m)

Bi-folding door to rear, double glazed lantern, radiator, wood flooring.

Utility Room:

5'10" x 5'3" (1.78m x 1.60m)

UPVC door to side, door to cloakroom, range of wall and base units, rolled edge work surfaces space for washing machine, tumble dryer, tiled flooring.

Cloakroom:

Obscure double glazed window to rear, vanity hand wash basin, low level W/C, radiator, part tiled walls, tiled flooring.

First Floor:

Landing:

Double glazed window to side, doors to bedroom one, bedroom two, bedroom three, family bathroom.

Bedroom One:

12' x 10'10" (3.66m x 3.30m)

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Two:

11'11" x 10'9" (3.63m x 3.28m)

Double glazed window to front, radiator.

Bedroom Three:

8'6" x 7'1" (2.59m x 2.16m)

Double glazed window to front, radiator, loft access.

Family Bathroom:

7'1" x 5'9" (2.16m x 1.75m)

Obscure double glazed window to rear, panel bath with shower over, low level W/C, vanity wall mounted hand wash basin, towel radiator, tiled walls and flooring.

Exterior:

Rear Garden:

Corner Plot enclosed garden with Paved patio to immediate rear, decking to side with space for hot tub, door to shed, door to gym/office, mature shrubs to border, rest laid to lawn.

Gym / Office:

17'4" x 9' (5.28m x 2.74m)

French doors to side, double glazed window and door to front, power and lighting connected.

Frontage & Parking:

Paved driveway parking for 2 cars, mature shrubs to front with gated access.



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