



## Hillary Close

Chelmsford, CM1 7RP

**Guide Price £415,000**

Freehold  
Tax Band: C



Situated on a **GENEROUS CORNER PLOT** is this well presented semi detached home within a **SHORT WALK** to Chelmsford city centre and mainline train station. Offering **EXCELLENT POTENTIAL TO EXTEND (STP)**, and boasting three good sized bedrooms, modern kitchen diner, **SPACIOUS LOUNGE**, modern family bathroom, private rear garden and driveway parking for 2/3 cars. Call Hamilton Piers of Springfield to View!



# Hillary Close, Chelmsford, CM1 7RP

## Ground Floor:

### Entrance Hall:

UPVC entrance door to front, stairs to first floor, door to lounge, door to utility cupboard with washing machine and tumble dryer, entrance to kitchen diner, radiator, wood effect flooring.

### Kitchen Diner:

18'1" x 13'6" (5.51m x 4.11m)

Double glazed window to front, double glazed door to side, double glazed sliding door to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level double oven, induction hob with extractor over, dishwasher, double doors to lounge, radiator, wood effect flooring.

### Lounge:

14'1" x 10' (4.29m x 3.05m)

Double glazed window to rear, radiator.

## First Floor:

### Landing:

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

### Bedroom One:

12'1" x 10'5" (3.68m x 3.18m)

Double glazed window to rear, radiator.

### Bedroom Two:

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

Double glazed window to rear, radiator, cupboard.

### Bedroom Three:

9'2" x 7'7" (2.79m x 2.31m)

Double glazed window to front, radiator.

### Family Bathroom:

7'11" x 5'5" (2.41m x 1.65m)

Obscure double glazed window to front, panel bath with

shower mixer tap, fully tiled shower cubicle, pedestal hand wash basin, chrome towel radiator, tiled walls and flooring.

## Exterior:

### Rear Garden:

Decking to immediate rear, gated side access, brick shed, mature shrubs to border rest laid to lawn.

### Front Garden & Parking:

Driveway parking for 2/3 cars, path to entrance door, mature shrubs to border, rest laid to lawn.



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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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