



Roman Road

Chelmsford, CM3 3PE

Freehold
Tax Band: D

Offers In Excess Of £475,000



Offered for sale with NO ONWARD CHAIN is this EXTENDED semi detached bungalow with an UNOVERLOOKED GARDEN and a 23' WORKSHOP. Boasting a SPACIOUS 21'5" LOUNGE, adjoining 18'1" FAMILY / DINING ROOM, an impressive-sized 17'1" KITCHEN, conservatory, THREE GOOD SIZED BEDROOMS, bathroom and driveway parking for 3 cars. Ideally located close to local countryside, yet a stone's throw to Broomfield Hospital - and speedy access to Chelmsford city Centre. Contact Hamilton Piers to view!



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Ground Floor:

Entrance Porch:

Composite entrance door to front, obscure double glazed window to side, radiator.

Lounge:

21'5" x 14'10" (6.53m x 4.52m)

Double glazed bow window to front, two radiators. fireplace, doors to inner hall, bedroom one, bedroom two, entrance to dining room.

Dining / Family Room:

18'1" x 10'8" > 6'11" (5.51m x 3.25m > 2.11m)

Double glazed bow window to front, doors to kitchen, door bedroom three, radiator.

Kitchen:

17'1" x 14'7" (5.21m x 4.45m)

Double glazed windows to sides, door and double glazed window to conservatory, range of wall and base units, rolled edge work surfaces with sink inset, integrated double oven, hob with extractor over, space for fridge freezer, washing machine, airing cupboard, part tiled walls, tiled flooring.

Conservatory:

12'10" x 10'8" (3.91m x 3.25m)

Double glazed roof, double glazed windows to sides and rear, french doors to rear, french doors to rear, radiator.

Bedroom One:

11'6" x 10'1" (3.51m x 3.07m)

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Two:

10'6" x 10'4" (3.20m x 3.15m)

Double glazed bow window to front, radiator, loft access.

Bedroom Three:

8'9" x 6'9" (2.67m x 2.06m)

Obscure double glazed window to rear, radiator.

Inner Hall:

UPVC entrance door to side, cupboard, doors to family bathroom.

Family Bathroom:

6'5" x 5'10" (1.96m x 1.78m)

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

Exterior:

Rear Garden:

Paved patio to immediate rear, door to workshop, gated side access, mature shrubs, rest laid to lawn.

Workshop:

23'5" x 14'4" (7.14m x 4.37m)

Obscure windows to front and side, door to shed, power connected.

Frontage & Parking:

Paved driveway for 3 cars.



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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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