HAMILTON PIERS
YOUR LOCAL PROPERTY SPECIALISTS

# Arbour Lane

Freehold
Tax Band: C

Chelmsford, CM1 7SB

**Guide Price £425,000**

3 2 2

Boasting NO ONWARD CHAIN is this well-proportioned semi detached home, benefiting from PRIVATE DRIVEWAY PARKING to the immediate rear of the UNOVERLOOKED REAR GARDEN, plus THREE GOOD SIZED BEDROOMS, entrance hall, cloakroom, SPACIOUS LOUNGE, separate dining room NEWLY FITTED KITCHEN, modern shower room, and great POTENTIAL TO EXTEND (STPP). All within a very SHORT WALK TO THE CITY CENTRE and popular schooling.

# Arbour Lane, Chelmsford, CM1 7SB

## Ground Floor:

### Entrance Hall:
Entrance door to front, obscure double glazed window to side, doors to lounge, dining room, kitchen, stairs to first floor, cupboard, radiator.

### Lounge:
12'7" x 12'4" (3.84m x 3.76m)
Double glazed bay window to front, fireplace, radiator,

### Dining Room:
12'2" x 10'8" (3.71m x 3.25m)
Double glazed sliding door to rear, radiator, parquet flooring.

### Kitchen:
12'3" x 7'8" (3.73m x 2.34m)
Double glazed windows to sides, entrance to inner hall, range of wall and base units, square edge work surfaces with stainless steel sink inset, integrated low level oven, induction hob with extractor over, space for fridge freezer, washing machine, boiler to cupboard, towel radiator, part tiled walls, tiled flooring.

### Inner Hall:
UPVC door to rear, door to cloakroom, tiled flooring.

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

## First Floor:

### Landing:
Obscure double glazed window to side, doors to bedroom one, bedroom two, bedroom three, shower room, loft access.

### Bedroom One:
12'8" x 11'11" (3.86m x 3.63m)
Double glazed window to rear, fitted wardrobes, radiator.

### Bedroom Two:
11'4" x 10'9" (3.45m x 3.28m)
Double glazed window to front, radiator, wood flooring.

### Bedroom Three:
7'8" x 7'5" (2.34m x 2.26m)
Double glazed window to front, radiator.

### Shower Room:
6'8" x 5'8" (2.03m x 1.73m)
Obscure double glazed window to rear, fully tiled shower cubicle, vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls.

## Exterior:

### Rear Garden:
Decking area to immediate rear, side access, path to rear driveway, shed to rear, mature shrubs and trees to border, rest laid to lawn.

### Parking:
Driveway parking for 2 cars.

### Front Garden:
Path to front entrance door and to garden, mature shrubs to border, rest laid to lawn.

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.