



## Harness Close

Chelmsford, CM1 6UU

Freehold  
Tax Band:

**£395,000**



Offered for sale is this WELL PRESENTED semi detached home, boasting THREE GOOD SIZED BEDROOMS, integral garage with STUDY, dining room, IMPRESSIVE 17' LOUNGE, conservatory, PRIVATE 59' REAR GARDEN, with excellent potential to extend STP also with driveway parking & EV charging point. Contact Hamilton Piers of Springfield to view today!



# Harness Close, Chelmsford, CM1 6UU

## Ground Floor:

### Entrance Porch:

UPVC entrance door to front, tiled flooring, door to entrance hall.

### Entrance Hall:

Door to lounge, stairs to first floor, radiator, tiled flooring.

### Lounge:

17'2" x 12'5" (5.23m x 3.78m)

Double glazed window to front, double doors to dining room, radiator, wood effect flooring.

### Dining Room:

10'3" x 8'5" (3.12m x 2.57m)

Double glazed sliding door to conservatory, door to kitchen, radiator, wood effect flooring.

### Kitchen:

10'3" x 6'10" (3.12m x 2.08m)

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for under counter fridge, dishwasher, washing machine, integrated low level oven, gas hob with extractor over, door to garage, cupboard, part tiled walls.

### Conservatory:

13' x 9' (3.96m x 2.74m)

UPVC roof, double glazed french doors to rear, double glazed windows to side and rear, wood effect flooring.

## First Floor:

### Landing:

Doors to bedroom one, bedroom two, bedroom three, family bathroom, airing cupboard.

### Bedroom One:

14'6" x 8'5" (4.42m x 2.57m)

Double glazed window to front, loft access, radiator.

### Bedroom Two:

11'4" x 8'11" (3.45m x 2.72m)

Double glazed window to rear, radiator.

### Bedroom Three:

9'7" x 6'11" (2.92m x 2.11m)

Double glazed window to front, radiator, cupboard.

### Family Bathroom:

6'5" x 6'1" (1.96m x 1.85m)

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

### Exterior:

#### Frontage, Garage & Parking:

Driveway parking for up to 2 cars with an EV charging point, garage with an up over door.

#### Rear Garden:

Decking area to immediate rear, paved patio to rear, door to study, mature shrubs to border, rest laid to lawn, 59'5" max.

#### Study:

7'10" x 4'10" (2.39m x 1.47m)

Boiler to wall, tiled flooring.

#### Agent Notes:

Council Tax Band: D



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

