HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Rembrandt Grove

Freehold
Tax Band: D

Springfield, Chelmsford, CM1 6GH

Offers In Excess Of £475,000

3 2 3

Boasting an impressive 20' OPEN PLAN kitchen/family room with BI-FOLDING DOORS across rear, spacious lounge plus STUDY, d/stairs cloakroom & UTILITY room is this EXTENDED three bedroom LINK-DETACHED property. Benefiting from an UNOVERLOOKED landscaped rear garden, (part-converted) GARAGE with driveway for two vehicles and offering well-proportioned accommodation throughout, finished to a HIGH QUALITY. Ideally located close to popular local schools, shops/amenities and within easy access of Chelmsford City Centre & Mainline Station. Internal viewings highly advised!

Rembrandt Grove, Springfield, Chelmsford, CM1 6GH

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Part-glazed entrance door, stairs to first floor, radiator, solid wood flooring and smooth coved ceiling.

LOUNGE:
15'02 x 12'04 (4.62m x 3.76m)
Double glazed window to front aspect, radiator, Karndean flooring and smooth coved ceiling.

KITCHEN:
15'05 x 11'04 (4.70m x 3.45m)
A series of bespoke matching base and wall units, edged work surfaces in solid oak incorporating one and a half bowl sink with central mixer tap, boiling water tap and drainer, built-in Neff double oven, Neff induction hob with extractor hood over, space for American fridge/freezer, built-in dishwasher, breakfast bar, built-in larder cupboard, natural stone tiled flooring. Opening to orangery/family room.

ORANGERY / FAMILY ROOM:
18'08 x 9'06 (5.69m x 2.90m)
Two skylights to rear aspect, natural stone tiled flooring with under floor heating, smooth vaulted ceiling with sunken spotlights. Bi-folding doors across property rear opening onto rear garden.

UTILITY ROOM:
Skylight, matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, space for washing machine, tumble dryer and additional appliances, wall-mounted electric storage heater, tiled flooring and smooth ceiling with sunken spotlights.

CLOAKROOM:
Low level WC, inset wash hand basin, fully tiled walls, wall-mounted electric storage heater, extractor fan, solid wood flooring and smooth ceiling with sunken spotlights.

STUDY:
7'11 x 6'09 (2.41m x 2.06m)
(Rear section of part-converted garage): Skylight, wooden flooring and smooth ceiling with sunken spotlights. Door to garage.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed window to side aspect, loft access (part-boarded with ladder, lighting and boiler), carpeted flooring and smooth coved ceiling.

MASTER BEDROOM:
12'06 x 8'04 plus wardrobe recess (3.81m x 2.54m plus wardrobe recess)
Double glazed window to front aspect, a series of built-in wardrobes, radiator, carpeted flooring.

BEDROOM TWO:
11'03 x 8'08 (3.43m x 2.64m)
Double glazed window to rear aspect, built-in storage cupboard, radiator, carpeted flooring.

BEDROOM THREE:
9'07 x 6'10 (2.92m x 2.08m)
Double glazed window to front aspect, fitted wardrobes and storage units, radiator, carpeted flooring.

FAMILY BATHROOM:
Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower over, inset WC, vanity wash hand basin, fully tiled, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:
Unoverlooked and landscaped rear garden comprising patio area across rear, raised decking area, remainder laid to lawn with shrub and trees to border, storage shed, gated side access.

GARAGE, DRIVEWAY & PARKING:
Part-converted garage fitted with power, lighting and electric up & over door. Driveway parking for two vehicles.

AGENTS NOTES:
Council Tax Band: D

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

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.