



## The Grove

Chelmsford, CM3 4XB

**Guide Price £425,000**

Freehold  
Tax Band: D



EXTENDED and boasting a FAMILY / PLAY ROOM plus both a separate lounge and DINING ROOM, is this spacious link-detached home that must be viewed for the size to be appreciated! With a KITCHEN BREAKFAST ROOM, utility room, THREE DOUBLE BEDROOMS, family bathroom and shower room, private rear garden and driveway PARKING FOR 4 CARS. Contact Hamilton Piers to view!



# The Grove, Chelmsford, CM3 4XB

## Ground Floor:

### Entrance Porch:

Composite entrance door to front, obscure double glazed window to side, door to dining room, radiator, tiled flooring.

### Dining Room:

17'9" > 9'10" x 13'1" (5.41m > 3.00m x 3.99m)

Double glazed window to front, door to kitchen breakfast room, door to lounge, stairs to first floor, radiator.

### Lounge:

17'8" x 10'8" (5.38m x 3.25m)

Double glazed window to rear, door to sitting / family room, two radiators.

### Kitchen Breakfast Room:

12'7" x 12'5" (3.84m x 3.78m)

Double glazed window to front, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated dishwasher, space for cooker with extractor over, American style fridge freezer, door to inner hall with utility area, radiator, part tiled walls, tiled flooring.

### Utility Room / Inner Hall:

Double glazed door to side, door to sitting / family room, door to shower room, range of base units, rolled edge work surfaces with sink inset, boiler to wall, space for washing machine, tumble dryer, radiator, tiled flooring.

### Family Room / Additional Sitting Room:

14'10" x 10'10" (4.52m x 3.30m)

Double glazed window to rear, french doors to side, radiator, tiled flooring.

### Shower Room:

8'7" x 3'8" (2.62m x 1.12m)

Fully tiled double shower cubicle, pedestal hand wash basin, low level W/C, chrome towel radiator, part tiled walls, tiled flooring.

## First Floor:

## Landing:

Double glazed window to side half landing, doors to bedroom one, bedroom two, bedroom three, family bathroom.

### Bedroom One:

13'9" x 9'7" (4.19m x 2.92m)

Double glazed window to rear, fitted wardrobes, radiator.

### Bedroom Two:

10'1" x 9'7" (3.07m x 2.92m)

Double glazed window to front, radiator.

### Bedroom Three:

9' x 8' (2.74m x 2.44m)

Double glazed window to rear, fitted wardrobes, radiator.

### Family Bathroom:

7'10" x 7'4" (2.39m x 2.24m)

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

## Exterior:

### Rear Garden:

Paved patio to immediate side, gated side access, mature shrubs and trees to border, rest laid to lawn.

### Frontage & Parking:

Driveway parking for multiple cars, mature shrubs to border.



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