



Lawn Lane

Chelmsford, CM1 6NR

£610,000

Freehold
Tax Band: E



Offered for sale with NO ONWARD CHAIN is this EXTENDED DETACHED HOME boasting a TWO IMPRESSIVE RECEPTION ROOMS, refitted bathroom & shower room, up to FOUR DOUBLE BEDROOMS, study/play room/bedroom four, GENEROUS FRONTAGE and UNOVERLOOKED REAR GARDEN - offering excellent potential to extend further (stpp). Ideally located on this highly sought-after road – within a short walk to local schools, shops, and the city centre. Contact Hamilton Piers of Springfield to view!



Ground Floor:

Entrance Hall:

UPVC entrance doors to front and side, doors to shower room, study/bedroom four, lounge, dining room, kitchen, stairs to first floor.

Study / Play Room / Bedroom Four:

10' x 8' (3.05m x 2.44m)

Double glazed window to front, radiator.

Shower Room:

7' x 5'7" (2.13m x 1.70m)

Obscure double glazed window to rear, fully tiled shower cubicle, vanity hand wash basin, low level W/C, radiator, tiled walls, wood effect flooring.

Dining Room:

19'1" x 10'1" (5.82m x 3.07m)

Double glazed windows and door to rear, radiator.

Lounge:

15'10" x 12'6" (4.83m x 3.81m)

Double glazed window to front, bi folding doors to dining room, radiator.

Kitchen:

10'6" x 9'7" (3.20m x 2.92m)

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

First Floor:

Landing:

Dual aspect double glazed window to side half landing and front, doors to bedroom one, bedroom two, bedroom three, family bathroom, airing cupboard, loft access, radiator.

Bedroom One:

15'10" x 10'11" (4.83m x 3.33m)

Dual aspect double glazed windows to front and rear, two radiators.

Bedroom Two:

10'3" x 9'7" (3.12m x 2.92m)

Double glazed window to rear, radiator.

Bedroom Three:

10'11" x 8'6" (3.08m x 2.59m)

Double glazed window to front, radiator.

Family Bathroom:

9'4" x 7'5" x 5' (2.84m x 2.26m x 1.52m)

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

Front Garden, Parking & Garage:

Path to entrance door, driveway parking for 2 cars, garage with up and over door, shrubs to border, rest laid to lawn.

Exterior:

Rear Garden:

Patio to immediate rear and side, gated side access, door to summer house, green house, mature shrubs and trees, rest laid to lawn.



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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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