



## Lawn Lane

Chelmsford, CM1 6NR

Freehold  
Tax Band: E

**£599,995**



An EXTENDED detached family home boasting FOUR GOOD SIZED BEDROOMS and an UNOVERLOOKED REAR GARDEN, ideally located on this highly regarded road in Old Springfield. Also offering an entrance hall & cloakroom, IMPRESSIVE 22'11" LOUNGE DINER, family bathroom, fitted kitchen breakfast room, UTILITY ROOM, private driveway parking and GARAGE, plus excellent potential to extend further, stp. Viewings are a must!



# Lawn Lane, Chelmsford, CM1 6NR

## Ground Floor:

### Entrance Hall/Study/Play Room:

13'7" x 8'6" x 11'8" (4.14m x 2.59m x 3.56m)

UPVC entrance door to front, double glazed window to front, door to kitchen, cupboard, radiator, wood effect flooring.

### Kitchen:

13'7" x 11'10" (4.14m x 3.61m)

Double glazed window to rear, double doors to lounge diner, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, boiler, space for fridge freezer, door to utility room, part tiled walls, wood effect flooring.

### Lounge Diner:

21'11" x 11' (6.68m x 3.35m)

Double glazed window to front, double glazed sliding doors to rear, log burner, parquet flooring, two radiators.

### Utility Room:

13'4" x 10'1" x 5'2" (4.06m x 3.07m x 1.57m)

Glazed window to rear, door to inner hall, door to garage, space for washing machine.

### Inner Hall:

UPVC entrance door to side, door cloakroom.

### Cloakroom:

Obscure glazed window to rear, low level W/C, wall mounted hand wash basin, part tiled walls.

## First Floor:

Obscure double glazed window to side, doors to bedroom one, bedroom two, bedroom three, bedroom four, wet room.

### Bedroom One:

11' x 10'11" (3.35m x 3.33m)

Double glazed window to front, fitted wardrobes, radiator.

### Bedroom Two:

10'8" x 9'4" (3.25m x 2.84m)

Double glazed window to rear, fitted wardrobes, radiator.

### Bedroom Three:

11'6" x 7'6" (3.51m x 2.29m)

Double glazed window to front, radiator.

### Bedroom Four:

8'5" x 7'6" (2.57m x 2.29m)

Double glazed window to rear, radiator, airing cupboard.

### Wet Room (Formally Bathroom):

7'6" x 4'11" (2.29m x 1.50m)

Obscure double glazed window to rear, shower to wall, low level W/C, pedestal hand wash basin, towel radiator, tiled walls.

## Exterior:

### Rear Garden:

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

### Front Garden, Driveway & Garage:

Driveway parking for 2/3 cars,



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

