



## Woodhouse Lane

Chelmsford, CM1 7EU

**£375,000**

Freehold  
Tax Band:



Boasting an UNOVERLOOKED REAR GARDEN is this spacious terraced family home offering THREE DOUBLE BEDROOMS, modern family bathroom, a spacious lounge and SEPARATE DINING ROOM, re-fitted kitchen, entrance hall & CLOAKROOM, driveway parking for 2 cars, and located within walking distance to both Broomfield Hospital and glorious countryside walks! Contact Hamilton Piers to view.



# Woodhouse Lane, Chelmsford, CM1 7EU

## Ground Floor:

### Entrance Porch:

Composite entrance door to side, obscure double glazed window to front, doors to entrance hall, cloakroom, radiator, wood effect flooring.

### Cloakroom:

Obscure double glazed window to front, low level W/C, vanity hand wash basin, radiator, wood effect flooring.

### Entrance Hall:

Doors lounge, dining room, stairs to first floor, radiator, wood effect flooring.

### Dining Room:

11'10" x 9' (3.61m x 2.74m)

Double glazed window to front, entrance to kitchen, radiator, wood effect flooring.

### Kitchen:

11'1" x 9' (3.38m x 2.74m)

Double glazed window to rear, door to side, range of wall and base units, rolled edge work surfaces with stainless steel sink, integrated low level oven, gas hob with extractor over, fridge freezer, space for washing machine, radiator, part tiled walls, tiled flooring.

### Lounge:

12' x 11'10" (3.66m x 3.61m)

Double glazed sliding door to rear, feature fireplace, radiator.

## First Floor:

### Landing:

Double glazed window to front, doors to bedroom one, bedroom two, bedroom three, stairs to door to family bathroom, radiator, loft access.

### Bedroom One:

12'5" max x 11'10" (3.78m max x 3.61m)

Double glazed window to rear, radiator, wood effect flooring.

### Bedroom Two:

11'5" x 11'1" > 8'8" (3.48m x 3.38m > 2.64m)

Double glazed window to rear, radiator.

### Bedroom Three:

12' x 7'11" > 6'8" (3.66m x 2.41m > 2.03m)

Double glazed window to front, radiator.

### Family Bathroom:

7'11" x 5'4" (2.41m x 1.63m)

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

### Exterior:

#### Rear Garden:

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

#### Frontage:

Paved driveway parking for 2/3 cars.



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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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