HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Canvey Walk

Freehold
Tax Band: C

Chelmsford, CM1 6LB

£420,000

4 2 2

Offered for sale is this EXTENDED & IMPROVED end terraced property boasting a SPACIOUS 20' LOUNGE, separate dining/play room, THREE/FOUR DOUBLE BEDROOMS, modern bathroom & cloakroom, IMPRESSIVE KITCHEN, utility room, driveway parking and BRAND NEW BOILER, all within a short walk to local schooling & shops.

Canvey Walk, Chelmsford, CM1 6LB

Ground Floor:

Entrance Hall:
Composite entrance door to side, doors to cloakroom, kitchen, bedroom four/study.

Cloakroom:
Obscure double glazed window to side, low level W/C, vanity hand wash basin, radiator, part tiled walls, tiled flooring.

Bedroom Four/Study/Utility Room:
12'7" x 7'5" (3.84m x 2.26m)
Velux window to front, utility cupboard with boiler to wall, space for washing machine, tumble dryer, fridge freezer, wood effect flooring.

Kitchen:
11'11" x 11'7" > 7'10" (3.63m x 3.53m > 2.39m)
Double glazed window to front, range of wall and base units, square edge glass work surfaces with stainless steel sink inset, integrated dishwasher, gas hob with glass splash back and extractor over, double oven, space for fridge freezer, larder cupboard, door to inner hall, radiator, tiled flooring.

Inner Hall:
Door to lounge, cupboard, stairs to first floor.

Lounge:
20' x 11'7" (6.10m x 3.53m)
Double glazed french doors to rear, door to dining/play room, two radiators, wood effect flooring.

Dining / Play Room:
12'11" x 7'7" (3.94m x 2.31m)
Double glazed window to rear, double glazed french doors to side, radiator.

First Floor:

Landing:
Doors to bedroom one, bedroom two, bedroom three, family bathroom, loft access, cupboard.

Bedroom One:
11'9" x 11'8" (3.58m x 3.56m)
Double glazed window to rear, fitted wardrobes, radiator, wood effect flooring.

Bedroom Two:
11'7" x 7'11" (3.53m x 2.41m)
Double glazed window to rear, cupboard, radiator, wood effect flooring.

Bedroom Three:
11'8" > 7'11" x 8'10" (3.56m > 2.41m x 2.69m)
Two double glazed windows to front, radiator, wood effect flooring.

Family Bathroom:
7'11" x 5'7" (2.41m x 1.70m)
Obscure double glazed window to front, panel bath with shower over, low level W/C, vanity hand wash basin, chrome towel radiator, part tiled walls.

Exterior:

Frontage & Parking:
Driveway parking for 2 cars, door to garage/storage area.

Rear Garden:
Paved patio to immediate rear, gated side access, door to shed, rest laid to lawn.

Agent Notes:
Council Tax Band: C

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.