



## Madeline Place

Chelmsford, CM1 4XD

**Guide Price £350,000**

Freehold  
Tax Band: C



Offered for sale is this well presented semi detached home boasting **THREE GOOD SIZED BEDROOMS** and an **IMMACULATE KITCHEN DINER**, plus a spacious lounge, modern family bathroom, **PRIVATE REAR GARDEN**, driveway parking for 2 cars and within a short walk to local schools & shops. Contact Hamilton Piers to view!



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## Ground Floor:

### Entrance Porch:

Entrance door to front, door to lounge, wood effect flooring.

### Lounge:

14'10" x 12'10" (4.52m x 3.91m)

Double glazed window to front, stair to first floor, radiator, wood effect flooring, entrance to:-

### Kitchen Diner:

14'11" x 8'4" (4.55m x 2.54m)

Double glazed window and door to rear, range of wall and base units, square edge work surfaces with sink inset, integrated oven, microwave, hob with extractor over, space for American fridge freezer, washing machine, dishwasher, boiler to cupboard, radiator, part tiled walls, wood effect flooring.

## First Floor:

### Landing:

Doors to bedroom one, bedroom two, bedroom three, family bathroom, loft access, radiator.

### Bedroom One:

11'9" > 8'6" x 9'10" (3.58m > 2.59m x 3.00m)

Double glazed window to front, radiator, cupboard.

### Bedroom Two:

11'10" > 8'7" x 8'5" (3.61m > 2.62m x 2.57m)

Double glazed window to rear, radiator, cupboard.

### Bedroom Three:

7'3" x 6'1" (2.21m x 1.85m)

Double glazed window to front, radiator.

### Family Bathroom:

6' x 5'8" (1.83m x 1.73m)

Obscure double glazed window to rear, p shaped bath with shower mixer tap, low level W/C, pedestal hand wash basin, part tiled walls, wood effect flooring.

## Exterior:

## Rear Garden:

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

## Frontage and Parking:

Driveway parking for 2 cars.

## Agent Notes:

Council Tax Band: C



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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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