



Springfield Road

Chelmsford, CM2 6AW

Freehold
Tax Band: E

Offers In Excess Of £525,000



Boasting a 60FT UN-OVERLOOKED REAR GARDEN, modern 16' kitchen & a SPACIOUS 17' CONSERVATORY / FAMILY ROOM is this immaculately presented, DETACHED family home with potential to extend (stpp). Benefitting from FOUR GOOD SIZED BEDROOMS, spacious 17' LOUNGE, entrance hall, d/s CLOAKROOM, family bathroom.. Plus DRIVEWAY parking for three vehicles and integrated GARAGE with potential to convert. Located within walking distance to local shops/schools & CITY CENTRE, with easy access to mainline stations. Call Hamilton Piers of Springfield to book your viewing!



GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Composite entrance door to side of property into entrance hall, understair storage cupboard, stairs to first floor, radiator, doors to- garage, cloakroom, lounge, kitchen, wood effect flooring.

CLOAKROOM:

Double glazed window to side, wall mounted hand basin, low level w/c, radiator, wood effect flooring.

KITCHEN:

16'09" x 8'10" (5.11m x 2.69m)

Dual aspect double glazed window to front and door to side, square edge worktops, tiled splashbacks, composite drainer sink inset, gas hob with extractor over, matching wall and base units, breakfast bar with base units, integrated oven, space for fridge freezer, washing machine, dishwasher, radiator, wood effect flooring.

LOUNGE DINER:

17'01" x 11'05" (5.21m x 3.48m)

X2 windows and door to rear onto conservatory, wood effect flooring, radiator.

CONSERVATORY / FAMILY ROOM:

17'01" x 11'05" (5.21m x 3.48m)

Brick base with double glazed windows and door onto garden, radiator, wood effect flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to side, loft hatch, doors to-

BEDROOM ONE:

10'11" x 9'07" (3.33m x 2.92m)

Double glazed window to rear, built in wardrobe, radiator.

BEDROOM TWO:

12'10" x 9'08" (3.91m x 2.95m)

Double glazed window to front, built in wardrobes, radiator.

BEDROOM THREE:

9'08" x 7'01" (2.95m x 2.16m)

Double glazed window to rear, radiator.

BEDROOM FOUR/STUDY:

11'04" x 7'03" (3.45m x 2.21m)

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

BATHROOM:

6'03" x 6'00" (1.91m x 1.83m)

Double glazed window to side, P shaped bath with shower over, pedestal hand basin, low level w/c, heated towel rail, fully tiled.

GARAGE:

Integrated garage with door from entrance hall, up and over door to the front, power connected.

EXTERIOR:

REAR GARDEN:

60' (18.29m)

Patio to immediate rear of property with the rest laid to lawn, shrubs to border, wooden storage shed, side access with gates to both sides of property.

FRONTAGE & PARKING:

Private driveway with parking for 3 vehicles.



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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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