



Downsway

Chelmsford, CM1 6TT

Freehold
Tax Band: C

£415,000



Hamilton Piers of Springfield are pleased to offer for sale this semi detached home that boasts a spacious lounge, *****NEWLY FITTED KITCHEN DINER*****, entrance hall, **THREE GOOD SIZED BEDROOMS**, family bathroom, **CONSERVATORY**, an enclosed rear garden **BACKING ONTO PLAYING FIELDS**, driveway parking, and with **EXCELLENT POTENTIAL TO EXTEND**, stpp. Viewings are highly recommended!



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Ground Floor:

Entrance Hall:

Composite entrance door to front, doors to lounge, kitchen diner, cupboard, stairs to first floor, radiator, wood effect flooring.

Lounge:

13'5" x 10'6" (4.09m x 3.20m)

Double glazed bow window to front, feature fireplace, double doors to kitchen diner, radiator, wood effect flooring.

Kitchen Diner:

16'8" x 9'11" (5.08m x 3.02m)

Double glazed window to rear, double glazed french doors to conservatory, range of wall and base units, square edge work surfaces with sink inset, space for American fridge freezer, integrated low level oven, induction hob with extractor over, washing machine, dishwasher, radiator, wood effect flooring.

Conservatory:

12'10" x 8'6" (3.91m x 2.59m)

Double glazed roof and windows to side and rear, double glazed french doors to side, radiator, wood effect flooring.

First Floor:

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

Bedroom One:

11'6" x 10'2" > 8'7" (3.51m x 3.10m > 2.62m)

Double glazed window to front, fitted wardrobes, radiator.

Bedroom Two:

10'2" x 10'2" > 8'7" (3.10m x 3.10m > 2.62m)

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Three:

8'10" x 7'10" (2.69m x 2.39m)

Double glazed window to front, radiator.

Family Bathroom:

7'8" x 5'5" (2.34m x 1.65m)

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

Exterior:

Frontage & Parking:

Paved driveway parking for 3 cars.

Rear Garden:

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



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.

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