HAMILTON PIERS
YOUR LOCAL PROPERTY SPECIALISTS



# St. Margarets Road

Freehold
Tax Band: C

## Chelmsford, CM2 6DT

**Guide Price £450,000**

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An EXTENDED semi detached family home located in a quiet road overlooking a green. Boasting a STUNNING 22' OPEN PLAN KITCHEN/ FAMILY ROOM with underfloor heating, quartz worktops, b'fast bar and BI-FOLD DOORS onto the UN-OVERLOOKED 68' REAR GARDEN, plus entrance hall, UTILITY ROOM/cloakroom, lounge and separate DINING ROOM / STUDY. Further offering THREE BEDROOMS, a newly re-fitted family bathroom, shared driveway parking, d/s SHOWER-ROOM, ample storage and located within walking distance from Chelmer Village Retail Park and Chelmsford City Centre. Call Hamilton Piers to book your viewing!!







# St. Margarets Road, Chelmsford, CM2 6DT

## GROUND FLOOR ACCOMMOATION:

### ENTRANCE HALL:
Part glazed UPVC entrance door into hallway, double glazed window to side, x 2 radiators, stairs to first floor, doors to x2 storage cupboards, dining room/study, lounge, kitchen/family room, shower room, utility/ w/c, porcelain wood effect flooring.

### DINING ROOM/ STUDY/ PLAYROOM:
13'0" x 9'11" (3.96m x 3.02m)
Double glazed window to front, radiator.

### KITCHEN/ FAMILY/ BREAKFAST ROOM:
22'1" x 11'2" (6.73m x 3.40m)
Double glazed Bi-fold doors and window to rear, x4 Velux windows, Quartz square edge worktops with composite drainer sink inset, Neff electric hob with extractor over, integrated double eye level combi microwave oven and oven, fridge freezer, matching wall and base units, breakfast bar with Quartz square edge worktops with base units, porcelain tiled flooring with under-floor heating, open to lounge.

### LOUNGE:
13'0" x 12'10" (3.96m x 3.91m)
Double glazed Bi-folds to rear, electric fireplace, radiator, door to hallway, open to kitchen/breakfast room.

### SHOWER ROOM:
5'6" x 2'10" (1.68m x 0.86m)
Shower cubicle, chrome heated towel rail, fully tiled.

### UTILITY/ CLOAKROOM:
6'6" x 5'4" (1.98m x 1.63m)
Quartz square edge worktop with wall and base units, space for washing machine, vanity hand basin, low level w/c, chrome heated towel rail, porcelain tiled flooring.

## FIRST FLOOR ACCOMMODATION:

### LANDING:
Double glazed window to the side over stairs, loft hatch, large storage cupboard, airing cupboard housing boiler, doors to-

### BEDROOM ONE:
12'10" x 11'11" (3.91m x 3.63m)
Double glazed window to rear, built in wardrobe, radiator.

### BEDROOM TWO:
11'3" x 9'10" (3.43m x 3.00m)
Double glazed window to front, built in storage, radiator.

### BEDROOM THREE:
8'11" x 6'7" (2.72m x 2.01m)
Double glazed window to front , storage cupboard, radiator.

### BATHROOM:
7'3" x 5'7" (2.21m x 1.70m)
Double glazed opaque window to rear, walk in bath with shower attachment, vanity hand basin, demister light up mirror, low level w/c, chrome heated towel rail, fully tiled.

## EXTERIOR:

### REAR GARDEN:
68' (20.73m')
Patio to immediate rear of property and end, with the rest laid to lawn, shrubs to border, x2 metal storage sheds, gate with side access to front of property.

### FRONTAGE & PARKING:
Front garden with shrubs and path to entrance, shared driveway with neighbour, further on road permit parking available.
Agent Notes- The current owner of this property has full access to the driveway, and has an arrangement as the current neighbour does not use it. This could change, as this is a shared access driveway.





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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.