



Downsway

Chelmsford, CM1 6TT

Guide Price £500,000

Freehold
Tax Band:



EXTENDED to the side & rear is this very spacious and ABSOLUTELY IMMACULATELY PRESENTED semi detached home that simply **MUST BE VIEWED** to be appreciated - ideally located close to highly regarded schooling and easy access to the city centre. Boasting an **UNOVERLOOKED REAR GARDEN**, entrance hall, a **LARGE LOUNGE & DINING ROOM** that is semi-open-plan to the modern, **STYLISH KITCHEN**, plus a modern family bathroom, **NEWLY FITTED SHOWER ROOM**, four good sized bedrooms, garage/storage and driveway parking. Contact Hamilton Piers of Springfield to view!



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Ground Floor:

Entrance Hall:

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

Lounge Diner:

22'9" x 17'2" > 11'5" (6.93m x 5.23m > 3.48m)

An impressive sized room with Double glazed window to front, double glazed sliding door to rear, door to shower room, entrance to kitchen, two radiators, wood effect flooring.

Lounge Area:

14'6" x 11'5" (4.42m x 3.48m)

Dining Area:

17'2" x 8'3" (5.23m x 2.51m)

Kitchen:

14'7" x 11'6" > 6'7" (4.45m x 3.51m > 2.01m)

Dual aspect double glazed windows to front and side, door to rear, range of wall and base units, range of wall and base units, square edge work surfaces with sink inset, integrated fridge freezer, oven, microwave oven, gas hob with extractor over, wine fridge, dishwasher, boiler to cupboard, tiled flooring.

Shower Room:

8'1" x 7'6" (2.46m x 2.29m)

Fully tiled walk in double shower, vanity hand wash basin, low level W/C, towel radiator, door to garage, part tiled walls.

Garage / Storage:

Electric roller door, lighting.

First Floor:

Landing:

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

Bedroom One:

10'7" x 10'1" (3.23m x 3.07m)

Double glazed window to rear, radiator.

Bedroom Two:

12'8" x 9' (3.86m x 2.74m)

Double glazed window to front, radiator.

Bedroom Three:

14'2" x 7" (4.32m x 2.13m)

Dual aspect double glazed window to front and rear, radiator.

Bedroom Four:

8'5" x 7'10" (2.57m x 2.39m)

Double glazed window to front, radiator.

Family Bathroom:

6'10" x 5'6" (2.08m x 1.68m)

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

Exterior:

Rear Garden:

Paved patio to immediate rear, decking to rear, play house, rest laid to lawn.

Frontage:

Driveway parking for 2 cars, rest laid to lawn.



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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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