



## Briarswood

Chelmsford, CM1 6UH

**£350,000**



Freehold  
Tax Band:

EXTENDED and well presented is this semi detached home located in a quiet CUL-DE-SAC, comprising of TWO DOUBLE BEDROOMS, fitted kitchen, IMPRESSIVE 20' LOUNGE DINER, conservatory, modern bathroom, PRIVATE REAR GARDEN, driveway parking for 2 cars also with excellent potential to extend further STP.



# Briarswood, Chelmsford, CM1 6UH

## Ground Floor:-

### Entrance Hall:

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

### Kitchen:

10'4" x 6'9" (3.15m x 2.06m)

Double glazed window to front, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, induction hob with extractor over, dishwasher, space for washing machine, fridge freezer, part tiled walls, tiled flooring.

### Lounge Diner:

20'5" x 19'9" > 12'11" (6.22m x 6.02m > 3.94m)

Dual aspect double glazed windows to rear and front, double glazed french doors to conservatory, electric feature fireplace, two radiators.

### Conservatory:

9'6" x 5'7" (2.90m x 1.70m)

UPVC roof, double glazed french doors to rear, double glazed windows to sides and rear.

## First Floor:-

### Landing:

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

### Bedroom One:

12'6" x 9'7" (3.81m x 2.92m)

Double glazed window to rear, radiator.

### Bedroom Two:

11'1" > 8'10" x 9'5" (3.38m > 2.69m x 2.87m)

Double glazed window to front, cupboard, radiator.

### Family Bathroom:

6'6" x 6'4" (1.98m x 1.93m)

Obscure double glazed window to side, panel bath with

shower mixer tap, pedestal hand wash basin, low level W/C, radiator, tiled walls and flooring.

## Exterior:-

### Front Garden & Parking:

Driveway parking for 2 cars, rest laid to lawn.

### Rear Garden:

Paved patio to immediate rear, bark chipping area, with shed, 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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

