



## Shelley Road

Chelmsford, CM2 6ET

Freehold  
Tax Band: C

**Guide Price £475,000**



Boasting a sizeable 80' UNOVERLOOKED rear garden, spacious 21' lounge, 21' kitchen/diner plus PLAYROOM/SNUG is this EXTENDED 4/5 bedroom property within a SHORT WALK TO THE CITY CENTRE! Benefiting from ground floor & top floor shower rooms, main bathroom & WC with well-proportioned living space SET OVER THREE FLOORS and further POTENTIAL TO EXTEND (STPP). Ideally located within walking distance to Chelmsford's Mainline Station, local shops/amenities & popular schooling. Call Hamilton Piers to view!



# Shelley Road, Chelmsford, CM2 6ET

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRY PORCH:

Secure part-glazed main entry door, double glazed windows to front and side aspects. Door into lounge.

### LOUNGE:

21'0 x 11'9 (6.40m x 3.58m)

Double glazed window to front aspect, stairs to first floor, under stairs storage cupboard, radiator, wood flooring.

### KITCHEN / DINER:

20'9 x 9'8 (6.32m x 2.95m)

Double glazed window to side aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, double cooker with gas hob and extractor hood over, space for American fridge/freezer, integrated dishwasher, wall-mounted boiler, radiator, tiled flooring. Opening to playroom/bedroom.

### PLAYROOM / BEDROOM:

16'8 reducing to 10'6 x 12'00 (5.08m reducing to 3.20m x 3.66m)

Double glazed windows to rear aspect, radiator, wood flooring. Double doors to rear garden.

### SHOWER ROOM:

Opaque double glazed window to side aspect, enclosed and fully tiled corner shower unit, low level WC, vanity wash hand basin, heated towel rail, tiled flooring.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to side aspect, wood flooring.

### BEDROOM ONE:

12'3 x 11'6 (3.73m x 3.51m)

Double glazed window to front aspect, fitted wardrobes, radiator, wood flooring.

### BEDROOM TWO:

13'0 x 9'2 (3.96m x 2.79m)

Double glazed window to rear aspect, built-in cupboard, radiator, wood flooring.

### BEDROOM THREE:

11'9 max x 9'4 max (3.58m max x 2.84m max)

Double glazed window to front aspect, stairs to second floor accommodation, radiator, wood flooring.

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, vanity wash hand basin, heated towel rail, tiled flooring.

### WC:

Low level WC, inset wash hand basin, wood flooring.

## SECOND FLOOR ACCOMMODATION:

### LANDING AREA:

Velux window to front aspect, radiator, wood flooring.

### SHOWER ROOM:

Velux window to rear aspect, enclosed and fully tiled shower unit, low level WC, vanity wash hand basin, heated towel rail, tiled flooring.

### BEDROOM FOUR:

8'9 x 6'5 (2.67m x 1.96m)

Velux window to front aspect, radiator, wood flooring.

### STUDY / BEDROOM FIVE:

8'9 x 6'5 (2.67m x 1.96m)

Velux window to rear aspect, radiator, wood flooring.

## EXTERIOR:

### REAR GARDEN:

Sizeable 80' unoverlooked rear garden, enclosed by fencing and comprising patio area with remainder mainly laid to lawn, timber storage shed to rear and gated side access.

### DRIVEWAY & PARKING:

Driveway parking for three vehicles.

### AGENTS NOTES:

Council Tax Band: C

For further information regarding this property, please contact Hamilton Piers.



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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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