HAMILTON PIERS

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Waltham Road

Freehold
Tax Band: C

Chelmsford, CM3 3AY

Guide Price £425,000

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An EXTENDED semi detached home boasting a 117' REAR GARDEN backing onto countryside, with a GATED DRIVEWAY for 8+ cars, a 24' garage/workshop and excellent POTENTIAL to EXTEND (STP). Also offering THREE BEDROOMS, both a lounge and sitting room, STUDY / PLAY ROOM, fitted kitchen, UTILITY ROOM, and the spacious 19' conservatory. Located in this highly sought after rural location, yet within a few minutes of two mainline train stations! Sold with NO ONWARD CHAIN via Hamilton Piers, Boreham's local property experts.

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Ground Floor:

Entrance Porch / Utility Room:
9' x 5'2" (2.74m x 1.57m)
UPVC entrance door to front, double glazed windows to rear and side, space for washing machine, fridge freezer, door to entrance hall, tiled flooring.

Entrance Hall:
Doors to kitchen, family bathroom, radiator, tiled flooring.

Family Bathroom:
7'11" x 5'1" (2.41m x 1.55m)
Obscure glazed window to rear, panel bath with shower over, pedestal hand wash basin, low level W/C, radiator, part tiled walls, tiled flooring.

Kitchen:
8'10" x 8'3" (2.69m x 2.51m)
Double glazed window to side, door to inner hall, range of wall and base units, rolled edge work surfaces with sink inset, integrated oven, microwave, hob with extractor over, space for dishwasher, under counter fridge, part tiled walls, tiled flooring.

Inner Hall:
Doors to lounge, sitting room, cupboard, tiled flooring.

Lounge:
11'11" x 11'10" (3.63m x 3.61m)
Double glazed sliding door to conservatory, fireplace, with back boiler, radiator.

Conservatory:
19'3" x 8'7" (5.87m x 2.62m)
UPVC roof, double glazed window to rear and side, sliding door to rear, two radiators, wood flooring.

Sitting Room:
12' x 9'11" (3.66m x 3.02m)
Double glazed window to front, fireplace with gas fire, door to stairs to first floor, radiator, entrance to study.

Study:
7'9" x 6'4" (2.36m x 1.93m)
Double glazed window to side, double glazed sliding door to front.

First Floor:

Landing:
Doors to bedroom one, bedroom two, bedroom three.

Bedroom One:
12' x 11'11" (3.66m x 3.63m)
Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Two:
11'11" x 10' (3.63m x 3.05m)
Double glazed window to front, radiator, cupboard.

Bedroom Three:
8'10" x 8'3" (2.69m x 2.51m)
Double glazed window to side.

Exterior:

Rear Garden:
Paved patio to immediate rear, door to garage, two sheds, mature shrubs to border, rest laid to lawn, approx 117'.

Garage/Workshop:
24'3" x 13'3" (7.39m x 4.04m)
Up and over door, window to side, power and lighting.

Driveway & Parking:
Driveway parking for 8+ cars, gated.

Front Garden:
Mature shrubs to border, rest laid to lawn.

Agent Notes:
The property is on a septic tank waste system.
We have been andvised there are plans for a solar farm to be placed on the field to the far rear of the property, however this will be not closer than 100m.

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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.