HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Leybourne Drive

Freehold
Tax Band: D

Chelmsford, CM1 6TX

Guide Price £540,000

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A very spacious, EXTENDED family home boasting THREE RECEPTION ROOMS incl. an IMPRESSIVE 23' LOUNGE / FAMILY ROOM and a STUDY/PLAY ROOM, perfectly located in Springfield and BACKING ONTO FIELDS. This well-presented home also offers FOUR GOOD-SIZED BEDROOMS with both a modern family bathroom & separate shower room, entrance hall & cloakroom, MODERN 15' KITCHEN opening to the DINING ROOM, plus UTILITY ROOM, private rear garden and driveway parking for 3-4 cars! Situated within easy access to highly regarded local schooling, plus shops/amenities and Chelmsford City Centre. Contact Hamilton Piers of Springfield to view!

Leybourne Drive, Chelmsford, CM1 6TX

Ground Floor:

Entrance Hall:
UPVC entrance door to front, doors to lounge, study / play room, kitchen, radiator, cupboard, stairs to first floor, tiled flooring.

Study / Play / TV Room:
16' x 7' (4.88m x 2.13m)
Double glazed window to front, radiator, door to kitchen, tiled flooring.

Kitchen:
15'8" x 10'7" (4.78m x 3.23m)
Range of wall and base units, square edge work surfaces with sink inset, integrated wine fridge, dishwasher, space for American fridge freezer, rangemaster cooker, chrome towel radiator, part tiled walls, tiled flooring, entrance to:-

Dining Room:
15'9" x 8'11" (4.80m x 2.72m)
Double glazed window and french doors to rear, door to utility room, radiator, tiled flooring, entrance to:-

Lounge / Family Room:
23'7" x 10'11" > 9'4" (7.19m x 3.33m > 2.84m)
Double glazed bow window to front, fireplace, two radiators.

Utility Room:
9'8" x 9'3" (2.95m x 2.82m)
Double glazed door to rear, door to cloakroom, range of wall and base units, rolled edge work surfaces, boiler to wall, velux window, space. for washing machine, tumble dryer, fridge freezer, part tiled walls, tiled flooring.

Cloakroom/WC:
Obscure double glazed window to rear, low level W/C, wall mounted hand wash basin, radiator, tiled flooring.

First Floor:

Landing:
Doors to bedroom one, bedroom two, bedroom three, family bathroom, shower room, velux window, airing cupboard, two further cupboards, airing cupboard, loft access.

Bedroom One:
11'10" x 11'8" > 9'5" (3.61m x 3.56m > 2.87m)
Double glazed window to front, fitted wardrobes, radiator.

Bedroom Two:
15'10" x 10'6" > 8'3" (4.83m x 3.20m > 2.51m)
Two double glazed windows to front, radiator.

Bedroom Three:
9'10" x 9'7" (3.00m x 2.92m)
Double glazed window to rear, fitted wardrobes, radiator.

Family Bathroom:
7'9" x 5'6" (2.36m x 1.68m)
Two obscure double glazed window to rear, panel bath with shower over, vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls and flooring.

Shower Room:
6'10" x 5'5" (2.08m x 1.65m)
Obscure double glazed window to rear, fully tiled walk in shower cubicle, low level W/C, vanity hand wash basin, chrome towel radiator, tiled walls and flooring.

Exterior:

Rear Garden:
Paved patio to immediate rear, door to shed, rest laid to artificial lawn.

Frontage & Parking:
Paved driveway parking for 3/4 cars.

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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.