



## Beehive Lane

Chelmsford, CM2 9RX

**Guide Price £400,000**



Being sold with **NO ONWARD CHAIN**, is this semi detached property on a **GENEROUS CORNER PLOT**, boasting a **SPACIOUS LOUNGE**, kitchen diner, entrance hall and cloakroom, **THREE GOOD SIZED BEDROOMS**, re-fitted shower room, private rear garden, **UTILITY ROOM**, private rear garden, with **AMPLE SPACE TO EXTEND STP**.



# Beehive Lane, Chelmsford, CM2 9RX

## Ground Floor:-

### Entrance Hall:

Composite entrance door to front, doors to cloakroom, kitchen diner, lounge, stairs to first floor, radiator.

### Cloakroom:

Obscure double glazed window to front, low level W/C, radiator.

### Lounge:

16' x 11'10" (4.88m x 3.61m)

Dual aspect double glazed windows to front and rear, feature gas fireplace, two radiators.

### Kitchen Diner:

14'5" x 10'1" > 8'9" (4.39m x 3.07m > 2.67m)

Dual aspect double glazed windows to side and rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for fridge freezer, cooker, washing machine, two cupboards, door to inner hall, part tiled walls, tiled flooring.

### Inner Hall:

Door to front, cupboard, door to utility room.

### Utility Room:

8' x 6'7" (2.44m x 2.01m)

Double glazed window and door to rear, range of wall and base units, rolled edge work surfaces, boiler to wall, space for washing machine.

## First Floor:-

### Landing:

Double glazed window to rear, doors to bedroom one, bedroom two, bedroom three, shower room, cupboard, airing cupboard, loft access.

### Bedroom One:

12'7" x 11'11" > 8'10" (3.84m x 3.63m > 2.69m)

Double glazed window to front, radiator.

### Bedroom Two:

11'11" x 11'2" > 8'1" (3.63m x 3.40m > 2.46m )

Double glazed window to front, radiator.

### Bedroom Three:

8'10" x 7'7" (2.69m x 2.31m)

Double glazed window to rear, radiator.

### Shower Room:

5'11" x 4'7" (1.80m x 1.40m)

Obscure double glazed window to rear, fully tiled shower cubicle, pedestal hand wash basin, low level W/C, radiator, tiled walls and flooring.

## Exterior:-

### Frontage & Parking:

Driveway parking for 3/4 cars, with mature shrubs and trees to border, rest laid to lawn (potential for more driveway space for even more cars).

### Rear Garden:

Paved patio to immediate rear, gated side access, mature shrubs and trees, green house and shed to rear, 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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