



Bodmin Road

Chelmsford, CM1 6LN

£550,000

Freehold
Tax Band: D



Ideally located in the heart of Old Springfield is this spacious, EXTENDED detached home that boasts a STUDY / PLAY ROOM, spacious lounge and an IMPRESSIVE-SIZED 24' KITCHEN DINER. The property further benefits from an entrance hall & cloakroom, THREE DOUBLE BEDROOMS (with the option to use the study as a FOURTH BEDROOM if required), family bathroom, driveway parking, DETACHED GARAGE and a GENEROUSLY-SIZED REAR GARDEN with space/excellent potential to extend further, stpp. Within walking distance to popular schooling, shops/amenities and Chelmsford's CITY CENTRE. Contact Hamilton Piers of Springfield to view today!



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Ground Floor:

Entrance Porch:

UPVC entrance door to side, doors to cloakroom, entrance hall:

Cloakroom:

Obscure double glazed window to front, low level W/C, wall mounted hand wash basin, radiator, wood effect flooring.

Entrance Hall:

Doors to study, lounge, kitchen diner, stairs to first floor, radiator, cupboard.

Study / Play Room / Bedroom Four:

10' x 8' (3.05m x 2.44m)

Double glazed window to front, radiator. Could be used as ground-floor bedroom if required.

Lounge / Family Room:

17'9" > 11' x 15'9" (5.41m > 3.35m x 4.80m)

Double glazed window to front, window to rear, double glazed sliding door to rear, three radiators, gas fire.

Kitchen Diner:

24'8" x 9' (7.52m x 2.74m)

Two double glazed windows to sides, double glazed window to rear, door to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for fridge freezer, cooker, washing machine, boiler to cupboard, part tiled walls.

First Floor:

Landing:

Double glazed window to front and side, doors to bedroom one, bedroom two, bedroom three, family bathroom, airing cupboard, loft access.

Bedroom One:

15'10" x 10'11" (4.83m x 3.33m)

Dual aspect double glazed windows to front and rear, two radiators, fitted wardrobes.

Bedroom Two:

10'4" x 9'7" (3.15m x 2.92m)

Double glazed window to rear, radiator.

Bedroom Three:

9'11" x 7' (3.02m x 2.13m)

Double glazed window to front, radiator.

Family Bathroom:

7'6" x 5' (2.29m x 1.52m)

Obscure double glazed window to rear, panel bath, pedestal hand wash basin, low level W/C, radiator, part tiled walls.

Exterior:

Rear Garden:

Paved patio to immediate rear, door to garage, gated side access, mature shrubs and trees to border, rest laid to lawn.

Frontage, Garage & Parking:

Driveway parking for 2/3 cars, detached garage with up and over door, mature shrubs to border, rest laid to lawn.

Agents Notes:

We have been advised by the seller that the property was previously subject to some movement due to vegetation. Any related issues have been fixed and monitored thereafter for a long period of time. The property can now offer a certificate of structural adequacy, for full peace of mind.



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.

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