



Paignton Avenue

Chelmsford, CM1 7NS

Guide Price £400,000



Being sold with a COMPLETE ONWARD CHAIN is this EXTENDED semi detached family home boasting a 19'10" OPEN PLAN LIVING AREA with a modern kitchen, separate lounge, utility room, THREE GOOD SIZED BEDROOMS, entrance hall, PRIVATE REAR GARDEN, re-fitted family bathroom, garage & driveway parking, Call Hamilton Piers of Springfield to view!



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Ground Floor:-

Entrance Hall:

UPVC entrance door to front, door to lounge, door to kitchen dining living area, stairs to first floor, radiator, cupboard, wood effect flooring.

Lounge:

15'1" x 13'2" (4.60m x 4.01m)

Double glazed window to front, radiator, wood effect flooring.

Kitchen / Dining / Living Area:

19'10" x 19'6" > 9'10" (6.05m x 5.94m > 3.00m)

Double glazed window to rear, double glazed french doors to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated fridge freezer, dishwasher, double oven, five ring gas hob, radiator, tiled flooring, entrance to:-

Utility Room:

6'10" x 6'4" (2.08m x 1.93m)

Obscure double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for washing machine, tumble dryer, door to garage, radiator, part tiled walls, tiled flooring.

First Floor:-

Landing:

Obscure double windows to side, doors to bedroom one, bedroom two, bedroom three, family bathroom, loft access.

Bedroom One:

12' x 10'10" (3.66m x 3.30m)

Double glazed window to front, radiator.

Bedroom Two:

11' x 10' (3.35m x 3.05m)

Double glazed window to rear, radiator.

Bedroom Three:

8'5" x 8' (2.57m x 2.44m)

Double glazed window to front, radiator.

Family Bathroom:

7'6" x 5'6" (2.31m x 1.68m)

Two obscure double glazed windows to rear, panel bath with shower over, low level W/C, wall mounted hand wash basin, radiator, part tiled walls, tiled flooring.

Exterior:-

Frontage, Garage & Parking:

Driveway parking for 2 cars, garage with up and over door, matures shrubs to border.

Rear Garden:

Paved patio to immediate rear, mature shrubs and trees to border, rear vegetable garden, shed and green house to rear patio area, 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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