



## Gepps Close

Freehold  
Tax Band: D

High Easter, Chelmsford, CM1 4QT

**Guide Price £450,000**



**\*\*OPEN DAY: SATURDAY 23RD MAY - BY APPOINTMENT ONLY\*\*** Boasting an extensive 130' UNOVERLOOKED rear garden, 22' DUAL ASPECT kitchen/diner with utility room, 17' DUAL ASPECT lounge plus CONSERVATORY and d/stairs cloakroom is this well-proportioned four bedroom SEMI-DETACHED property. Benefiting from a GARAGE (potential to convert) with driveway for two vehicles, plenty of POTENTIAL TO EXTEND (STPP) and set in a tucked away CUL-DE-SAC position. Ideally located in a quiet rural village with convenient access to A120/M11, Dunmow and just 10 miles to Chelmsford's Mainline Station & City Centre.



# Gepps Close, High Easter, Chelmsford, CM1 4QT

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE PORCH:

Secure main entry door, opaque double glazed windows to front and side aspects, sandstone tiled flooring. Secure door into;

### INNER HALL:

Stairs to first floor, carpeted flooring.

### LOUNGE:

17'3 x 11'5 (5.26m x 3.48m)

Double glazed window to front aspect, central fireplace with surround, radiator, wood flooring. Patio door to conservatory.

### CONSERVATORY:

11'6 x 8'4 (3.51m x 2.54m)

UPVC construction with polycarbonate roof, tiled flooring. Patio door to rear garden.

### KITCHEN / DINER:

22'9 x 12'8 max (6.93m x 3.86m max)

Double glazed windows to front and rear aspects, a series of matching base and wall units, edged work surfaces incorporating a single bowl sink with central mixer tap and drainer, electric cooker and hob, space for fridge/freezer and dishwasher, radiator, tiled flooring.

### REAR LOBBY:

Built-in storage/larder cupboards, access to;

### UTILITY ROOM:

10'7 x 6'0 (3.23m x 1.83m)

Space for fridge/freezer, washing machine and tumble dryer, tiled flooring. Door to rear aspect.

### CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, tiled flooring.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to rear aspect, loft access, carpeted flooring.

### BEDROOM ONE:

10'9 x 10'5 plus wardrobe recess (3.28m x 3.18m plus wardrobe recess)

Double glazed window to front aspect, built-in wardrobes and additional wardrobe recess, radiator, carpeted flooring.

### BEDROOM TWO:

11'5 x 9'7 (3.48m x 2.92m)

Double glazed window to front aspect, radiator, carpeted flooring.

### BEDROOM THREE:

8'5 x 7'3 (2.57m x 2.21m)

Double glazed window to rear aspect, radiator, carpeted flooring.

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, inset WC, vanity wash hand basin, built-in airing cupboard, heated towel rail, tiled flooring.

### EXTERIOR:

### REAR GARDEN:

130' unoverlooked and very well-established rear garden, enclosed by fencing and comprising a variety of sectioned areas including patio area to property rear, enclosed courtyard area to utility room exit, pathway through to garden rear with large Koi pond, storage sheds, Summer House, landscaped areas with flowering plants and shrubs, mature tree borders.

### GARAGE, DRIVEWAY & PARKING:

Single garage (potential to convert) fitted with power, lighting and up & over door. Driveway parking for two vehicles with further free for all parking in allocated area to property frontage and on-street parking available.

### AGENTS NOTES:

Council Tax Band: D

For further information regarding this property, please contact Hamilton Piers.



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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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