



## Uplands Drive

Chelmsford, CM1 6TW

**£425,000**

Freehold  
Tax Band: D



Offered for sale with NO ONWARD CHAIN is this EXTENDED LINK DETACHED HOME, boasting a spacious lounge diner, THREE GOOD BEDROOMS, family bathroom, kitchen breakfast room, workshop with POTENTIAL TO CONVERT, private rear garden, driveway parking.



# Uplands Drive, Chelmsford, CM1 6TW

## Ground Floor:

### Entrance Hall:

UPVC entrance door to front, obscure double glazed window to side, doors to lounge diner, kitchen breakfast room, stairs to first floor, cupboard, radiator.

### Lounge Diner:

23'8" x 11'4" > 9'6" (7.21m x 3.45m > 2.90m)

Double glazed bow window to front, french doors to rear, door to kitchen breakfast room, two radiators.

### Kitchen Breakfast Room:

14'8" x 10'3" > 9'9" (4.47m x 3.12m > 2.97m)

Two double glazed windows and door to rear, door to inner hall, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated fridge freezer, double oven, gas hob, space for washing machine, dishwasher, breakfast bar with seating for 2/3, part tiled walls.

### Inner Hall:

Doors to cloakroom and workshop.

### Cloakroom:

7' x 3' (2.13m x 0.91m)

Obscure double glazed window to rear, low level W/C, wall mounted hand wash basin, radiator.

### Workshop:

16'11" x 11'6" > 10' (5.16m x 3.51m > 3.05m)

UPVC door and double glazed window to front, skylight, range of wall and base units, rolled edge work surfaces.

## First Floor:

### Landing:

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

### Bedroom One:

11'6" x 11'4" > 9'7" (3.51m x 3.45m > 2.92m)

Double glazed window to front, fitted wardrobe, radiator.

### Bedroom Two:

11'4" > 9'7" x 10' (3.45m > 2.92m x 3.05m)

Double glazed window to rear, fitted wardrobes, radiator.

### Bedroom Three:

8'2" x 7'10" (2.49m x 2.39m)

Double glazed window to front, cupboard, radiator.

### Family Bathroom:

7'10" x 5'6" (2.39m x 1.68m)

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

### Exterior:

#### Rear Garden:

Paved patio to immediate rear, two sheds, mature shrubs and trees to border, rest laid to lawn.

#### Frontage, Driveway & Parking:

Driveway parking, rest laid to lawn.

#### Agent Notes:

Council Tax Band: D



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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

