



## Waltham Road

Chelmsford, CM3 3AX

**£625,000**

Freehold  
Tax Band:



An EXTENDED and IMMACULATE semi detached home boasting FOUR DOUBLE BEDROOMS with EN-SUITE and dressing area to master bedroom, an IMPRESSIVE-SIZED 23'6" KITCHEN / diner / family room, a SPACIOUS 19' dual aspect LOUNGE and a 21' SITTING / PLAY ROOM! Further offering a utility room, cloakroom, a PRIVATE REAR GARDEN and driveway parking for 4 cars. Ideally located in an idyllic semi rural location, yet close to two mainline train stations and local schooling. Contact Hamilton Piers, Boreham's local property experts, to view.



# Waltham Road, Chelmsford, CM3 3AX

## Ground Floor:

### Entrance:

UPVC door to front, open to:-

### Sitting / Play Room:

21'5" x 12'8" > 10' (6.53m x 3.86m > 3.05m)

Double glazed window to front, doors to lounge, kitchen diner family room, cupboard, wood effect flooring.

### Lounge:

19'6" x 10'7" (5.94m x 3.23m)

Double glazed window to front, two double glazed windows to side.

### Kitchen Dining Family Room:

23'6" > 12'11" x 22'9" (7.16m > 3.94m x 6.93m)

Double glazed window and bi-folding doors to rear, skylight, range of wall and base units, square edge work surfaces with butler sink, integrated induction hob with extractor over, space for double oven, dishwasher, door to utility room, tiled flooring.

### Utility Room:

10'3" x 7'8" (3.12m x 2.34m)

UPVC door to side, range of base units, door to cloakroom, space for washing machine, square edge work surfaces with sink inset, tiled flooring.

### Cloakroom:

Obscure double glazed window to side, low level W/C, pedestal hand wash basin.

## First Floor:

### Landing:

Doors to bedroom one, bedroom two, bedroom three, bedroom four, family bathroom.

### Bedroom One:

11'10" x 10'4" (3.61m x 3.15m)

Double glazed window to rear, door to en-suite, doors to dressing area.

### En-Suite:

5'8" x 4'7" (1.73m x 1.40m)

Fully tiled shower cubicle, low level W/C, hand wash basin.

### Bedroom Two:

12'5" x 11'8" (3.78m x 3.56m)

Double glazed window to front.

### Bedroom Three:

12'3" x 10'7" (3.73m x 3.23m)

Double glazed window to front.

### Bedroom Four:

9'3" x 8'10" (2.82m x 2.69m)

Double glazed window to rear, cupboard.

### Family Bathroom:

7'2" x 6'10" (2.18m x 2.08m)

Obscure double glazed window to side, p shaped bath with shower over, hand wash basin, low level W/C.

### Exterior:

#### Rear Garden:

Paved patio to immediate rear, gated side access, rest laid to lawn.



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