HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Hillary Close

Freehold
Tax Band: C

Chelmsford, CM1 7RR

£450,000

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Boasting a 23' MODERN KITCHEN DINER and a private rear garden with a GYM / OFFICE is this spacious and well presented semi detached home with THREE DOUBLE BEDROOMS and located within walking distance to the CITY CENTRE, it's mainline train station and well regarded local schooling. Also offering an entrance hall, UTILITY & CLOAKROOM, spacious lounge, re-decorated family bathroom and DRIVEWAY PARKING FOR 4 CARS. Contact Hamilton Piers of Old Springfield to view!

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Ground Floor:

Entrance Hall:
Composite entrance door to front, door to utility and cloakroom, lounge, kitchen diner, radiator, tiled flooring.

Utility / Cloakroom:
Obscure double glazed window to side, low level W/C, wall mounted hand wash basin, space for washing machine, tumble dryer, boiler to wall, tiled flooring.

Lounge:
12'1" x 10'11" (3.68m x 3.33m)
Double glazed window to front, radiator, wood effect flooring.

Kitchen Diner:
23'10" x 12'6" > 8'11" (7.26m x 3.81m > 2.72m)
Double glazed window and French doors to rear, door to side, range of wall and base units, square edge work surfaces with sink inset, integrated dishwasher, space for fridge freezer, cooker with extractor over, two radiators, part tiled walls, tiled flooring.

First Floor:

Landing:
Double glazed window to rear, door to bedroom one, bedroom two, bedroom three, family bathroom, loft access.

Bedroom One:
12'1" x 10'8" (3.68m x 3.25m)
Double glazed window to front, radiator, wood effect flooring.

Bedroom Two:
12'2" x 9' (3.71m x 2.74m)
Double glazed window to rear, radiator, cupboard, wood effect flooring.

Bedroom Three:
10'8" x 6'8" (3.25m x 2.03m)
Double glazed window to front, two cupboards, radiator.

Family Bathroom:
10'6" x 4'5" (3.20m x 1.35m)
Obscure double glazed windows to side and rear, panel bath with shower over, pedestal hand wash basin. low level W/C, chrome towel radiator, part tiled walls.

Exterior:

Rear Garden:
Paved patio to immediate rear, decking area with pergola, path to office/summer house, gated side access, rest laid to lawn.

Office / Gym / Summerhouse:
13' x 11'10" (3.96m x 3.61m)
Great as either of the above, or as a studio / play room. Insulated with power and lighting.

Frontage & Parking:
Driveway parking for 4 cars.

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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.