



## Bodmin Road

Chelmsford, CM1 6LL

**£580,000**

Freehold  
Tax Band: E



An EXTENDED detached family home boasting FOUR GOOD SIZED BEDROOMS and a 75' PRIVATE REAR GARDEN, ideally located on this highly regarded road in Old Springfield. Also offering an entrance hall & cloakroom, IMPRESSIVE-SIZED 22'10" LOUNGE DINER, spacious 20'9" KITCHEN BREAKFAST ROOM, private driveway parking and a DETACHED GARAGE, plus excellent potential to extend further, stp. Viewings are a must... Contact Hamilton Piers of Springfield to view!



# Bodmin Road, Chelmsford, CM1 6LL

## Ground Floor:

### Entrance Hall:

Composite entrance door to front, doors to cloakroom, lounge diner, kitchen breakfast room, cupboard, radiator, stairs to first floor.

### Cloakroom:

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

### Lounge Diner:

22'10" x 11' (6.96m x 3.35m)

Double glazed window to front, double glazed sliding door to rear, door to kitchen breakfast room, two radiators.

### Kitchen Breakfast Room:

20'9" x 12'3" > 11'3" (6.32m x 3.73m > 3.43m)

Two double glazed windows to side, double glazed window to rear, range of wall and base units, rolled edge work surfaces with sink inset, space for American fridge freezer, washing machine, dishwasher, cooker, cupboard, radiator, boiler to wall.

## First Floor:

### Landing:

Double glazed window to side half landing, doors to bedroom one, bedroom two, bedroom three, bedroom four, family bathroom.

### Bedroom One:

12'6" x 11' (3.81m x 3.35m)

Double glazed window to front, radiator.

### Bedroom Two:

11'1" x 10'2" (3.38m x 3.10m)

Double glazed window to rear, radiator.

### Bedroom Three:

12'3" x 7' (3.73m x 2.13m)

Double glazed window to front, radiator.

### Bedroom Four:

9' x 8'3" > 6' (2.74m x 2.51m > 1.83m)

Double glazed window to rear, airing cupboard, radiator.

### Family Bathroom:

6' x 5'6" (1.83m x 1.68m)

Obscure double glazed window to rear, panel bath with shower over, pedestal hand wash basin, low level W/C, radiator, tiled walls.

## Exterior:

### Front Garden, Driveway & Garage:

Driveway parking for 2/3 cars, garage with up and over door, mature shrubs to border, rest laid to lawn.

### Rear Garden:

Paved patio to immediate rear, side access, mature shrubs and trees to border, rest laid to lawn, approx 75'.



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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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