HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Crescent Road

Chelmsford, CM2 7DB

Freehold
Tax Band:

Guide Price £429,995

3 2 2

Boasting an UNOVERLOOKED & generously sized rear garden, impressive 21' DUAL ASPECT kitchen/diner & 19' lounge plus a stunning GROUND FLOOR bath/wet room is this modern and IMMACULATELY PRESENTED three bedroom SEMI-DETACHED property. Offering enclosed driveway parking for 5+ vehicles and located just 1 mile from Sandon's Park & Ride facility & local shops/amenities and popular schools within walking distance.

Crescent Road, Chelmsford, CM2 7DB

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Double glazed window to front aspect, storage cupboard, radiator, tiled flooring and smooth ceiling.

KITCHEN / DINER:
21'45 x 15'31 (6.40m x 4.57m)
Open plan kitchen and dining room with double glazed windows to front aspect, a series of matching base and wall units, edged work surfaces in solid oak incorporating single bowl sink with central mixer tap, two built-in ovens with gas hob and extractor hood over, space for fridge/freezer and dishwasher, radiator, stairs to first floor, tiled flooring and smooth ceiling with sunken spotlights.

LOUNGE:
19'51 x 9'26 (5.79m x 2.74m)
Velux window to rear aspect, radiator, tiled flooring and smooth part-vaulted ceiling. French doors onto rear garden and additional bi-folding doors onto garden.

GROUND FLOOR BATH / WET ROOM:
Velux window to side aspect, freestanding bath with central mixer tap, fully tiled room with open and accessible shower area, low level WC, vanity wash hand basin, heated towel rail, smooth ceiling with sunken spotlights.

FIRST FLOOR ACCOMMODATION:

LANDING:
Loft access, carpeted flooring and smooth ceiling.

MASTER BEDROOM:
13'57 x 9'37 (3.96m x 2.74m)
Double glazed window to rear aspect and Velux window to rear aspect, radiator, carpeted flooring and smooth vaulted ceiling with sunken spotlights.

BEDROOM TWO:
12'00 x 10'80 (3.66m x 3.05m)
Double glazed window to front aspect, built-in cupboard, radiator, carpeted flooring and smooth ceiling.

BEDROOM THREE:
9'00 x 8'87 (2.74m x 2.44m)
Double glazed window to front aspect, radiator, carpeted flooring and smooth ceiling.

BATHROOM:
Opaque double glazed window to rear aspect, panelled bath with central mixer tap and dual shower over, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:
Generous and unoverlooked rear garden comprising raised decking area to immediate rear, raised pond, remainder mainly laid to lawn with large shed, decorative stone areas and some shrub borders, gated side access.

DRIVEWAY & PARKING:
Driveway parking for 5+ vehicles.

AGENTS NOTES:
Council Tax Band: TBC

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

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