HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Widford Grove

Freehold
Tax Band:

Chelmsford, CM2 9AT

£1,150,000

5 3 4

A substantial executive detached family home offering over 2,800 sq ft of accommodation, FIVE DOUBLE BEDROOMS and, if required, an ADJOINING ANNEX* or private living quarters - ideal for a teenager, cohabiting relative or as an Airbnb. Boasting a 20' LOUNGE & BEAUTIFUL 18' ORANGERY, dining / PLAY ROOM, spacious 17' kitchen and utility room, large reception hall, EN SUITE and additional shower & bathroom, LARGE GARAGE & GATED DRIVEWAY PARKING, and generously-sized rear garden. Ideally located within a short distance to Chelmsford's City Centre and highly regarded schooling. Contact Prestige Homes by Hamilton Piers to view!

PRESTIGE HOMES

BY HAMILTON PIERS

Widford Grove, Chelmsford, CM2 9AT

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Composite entrance door with double glazed windows to front, storage cupboard, stairs to first floor, oak flooring, radiator, doors to-

LOUNGE:
20'6" x 12'11" (6.25m x 3.94m)
Dual aspect double glazed windows to front and side, multi-fuel burner with stone surround, radiator, oak flooring, double doors into orangery.

ORANGERY / FAMILY ROOM:
18'4" x 13'8" (5.59m x 4.17m)
Double glazed windows to sides and rear with vaulted lantern roof, french doors to one side and single door to the other, tiled flooring with under-floor heating, door to dining room.

DINING / PLAY ROOM:
13'11" x 10'11" (4.24m x 3.33m)
Double glazed window to rear, oak flooring, radiator, serving hatch open to kitchen.

KITCHEN:
17'2" x 11'7" (5.23m x 3.53m)
Square edge granite work-tops with inset sink and mixer tap, 6 ring gas hob with extractor over, integrated double oven, dishwasher, extensive range of matching wall and base units, tiled splashbacks, radiator, tiled flooring.

INNER HALLWAY:
Inner hallway off of main entrance hall with door, storage cupboard, cloakroom, utility room, door to double garage, tiled flooring, radiator, stairs to bedroom two & en-suite.

UTILITY ROOM / ANNEX KITCHEN:
13'2" x 5'7" (4.01m x 1.70m)
Double glazed window and door to rear garden, square edge wooden work-top with composite drainer sink inset, matching wall and base units, space for washing machine and tumble dryer, radiator, tiled flooring.
*If more independent living space is required, by way of an annex, this room could potentially be used as the annex's kitchen.

CLOAKROOM:
Double glazed window to front, vanity hand basin, low level w/c, radiator, tiled flooring.

FIRST FLOOR ACCOMMODATION:

GALLERIED LANDING:
Spacious galleried landing with double glazed window to front, storage cupboard, radiator and doors to-

MASTER BEDROOM:
15'10" x 13'11" (4.83m x 4.24m)
Dual aspect double glazed windows to raer and side, radiator, door to en-suite.

EN-SUITE:
6'4" x 4'6" (1.93m x 1.37m)
Shower, vanity hand basin, low level w/c, heated towel rail, fully tiled.

BEDROOM TWO/ ANNEX BEDROOM & LIVING SPACE:
20'9" x 15'10" (6.32m x 4.83m)
Located with its own entrance hall and set of stairs, landing space with storage cupboard, loft access and door to en-suite, Triple aspect double glazed windows to front rear and side of bedroom, x2 radiators.
*If more independent living space is required, by way of an annex, this room could potentially be used as the annex's bedroom and living space.

SHOWER ROOM / ANNEX SHOWER RM:
6'6" x 5'11" (1.98m x 1.80m)
Private shower room for bedroom two, Velux window to rear, shower, vanity hand basin, low level w/c, heated towel rail, fully tiled.
*If more independent living space is required, by way of an annex, this room could potentially be used as the annex's toilet/wash facilities.

BEDROOM THREE:
14'0" x 12'6" (4.27m x 3.81m)
Dual aspect double glazed window to front and side, loft hatch, radiator.

BEDROOM FOUR:
11'11" x 9'10 (3.63m x 3.00m)
Double glazed window to rear, eaves storage, radiator.

BEDROOM FIVE:
12'10" x 9'6" (3.91m x 2.90m)
Double glazed window to rear, loft hatch, radiator.

FAMILY BATHROOM:
10'8" x 8'6" (3.25m x 2.59m)
Double glazed window to front, P shaped bath with shower over, vanity hand basin, low level w/c, heated towel rail, fully tiled.

EXTERIOR:

REAR GARDEN:
Patio to immediate rear of property with paved area to the left hand side with greenhouse, with the rest laid to lawn wrapping round the side of the property, well established garden with mature shrubs to border, side access to front.

FRONTAGE & PARKING:
Electric gates to front of the property, leading to an extensive block paved driveway with parking for up to 6 vehicles, electric vehicle charging point, gate with side access to rear of property.

DOUBLE GARAGE:
Electric door to front of garage with double glazed french doors to rear, door into house, power connected.

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

The Property Ombudsman
THE GUILD PROPERTY PROFESSIONALS
Zoopla.co.uk
rightmove
OnTheMarket.com