HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Stanley Rise

Chelmsford, CM2 6PJ

£385,000

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EXTENDED and boasting a PLAY ROOM / STUDY, a recently refitted kitchen, and a CONSERVATORY is this VERY WELL PRESENTED semi detached home. Also offering an entrance hall & cloakroom, SPACIOUS LOUNGE, three good size bedrooms, MODERN BATHROOM, driveway parking and private rear garden. VIEW TODAY!

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Ground Floor:-

Entrance Hall:
Composite entrance door to front, doors to cloakroom, study/play room, lounge diner, cupboard, radiator, wood effect floor.

Cloakroom:
Obscure double glazed window to side, wall mounted hand wash basin, low level W/C, radiator, tiled flooring.

Study / Play Room:
9'2" x 8'5" (2.79m x 2.57m)
Double glazed window to front, radiator.

Lounge Diner:
16'7" x 15" (5.05m x 4.57m)
Dual aspect double glazed window to side and rear, double glazed french doors to conservatory, entrance to kitchen, stairs to first floor, cupboard under stairs, radiator, wood effect flooring.

Kitchen:
14' x 8'7" (4.27m x 2.62m)
Double glazed window to rear, range of wall and base units, square edge work surfaces with sink inset, integrated induction hob with glass splashback and extractor over, double oven, fridge freezer, washing machine, dishwasher, radiator, tiled flooring.

Conservatory:
14'8" x 7' (4.47m x 2.13m)
UPVC roof, dual aspect double glazed window to rear and side, electric heater, wood effect flooring.

First Floor:-

Landing:
Doors to bedroom one, bedroom two, bedroom three, family bathroom, cupboard, loft access, radiator.

Bedroom Two:
9'2" x 9'1" (2.79m x 2.77m)
Double glazed window to front, radiator.

Bedroom One:
13'3" x 8'1" (4.04m x 2.46m)
Two double glazed windows to rear, fitted wardrobes, radiator.

Currently with a super king bed.

Bedroom Three:
9'2" x 5'9" (2.79m x 1.75m)
Double glazed window to front, radiator, wood effect flooring.

Family Bathroom:
Obscure double glazed window to side, panel bath with shower over, pedestal hand wash basin, low level W/C, radiator, part tiled walls, tiled flooring.

Exterior:-

Frontage & Parking:
Paved driveway for 2 cars, path to front entrance door.

Rear Garden:
Paved patio to immediate rear, shed to rear, mature shrubs and trees to border, rest laid to artificial lawn.

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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.