



## Lawn Lane

Chelmsford, CM1 6PR

**Guide Price £600,000**



Being sold with NO ONWARD CHAIN is this EXTENDED detached property, located in sought after OLD SPRINGFIELD, offering FOUR GOOD SIZED BEDROOMS, sitting/dining room, SPACIOUS 20'4" LOUNGE, shower room, bathroom, utility room, all with excellent potential for further extensions, stpp.



# Lawn Lane, Chelmsford, CM1 6PR

## Ground Floor:-

### Entrance Hall:

UPVC entrance door to floor, doors to shower room, lounge, kitchen, sitting/dining room, stairs to first floor, two radiators.

### Shower Room:

7'3" x 7'2" (2.21m x 2.18m)

Obscure double glazed window to side, fully tiled shower cubicle, vanity hand wash basin, low level W/C, radiator, tiled flooring.

### Lounge:

20'4" x 10'11" (6.20m x 3.33m)

Double glazed window to front, two radiators.

### Sitting/Dining Room:

14'11" x 10'11" (4.55m x 3.33m)

Double glazed window and door to rear, door to kitchen, radiator.

### Kitchen:

12'11" x 10'8" > 7'8" (3.94m x 3.25m > 2.34m)

Double glazed window to rear, double glazed door to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated double oven, hob with extractor over, breakfast bar with seating for two, radiator, part tiled walls, tiled flooring.

## First Floor:-

### Landing:

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

### Bedroom One:

12' x 11'2" (3.66m x 3.40m )

Double glazed window to front, cupboard, radiator.

### Bedroom Two:

12' > 9'8" x 10'11" (3.66m > 2.95m x 3.33m)

Double glazed window to rear, radiator.

### Bedroom Three:

9'6" x 8'1" (2.90m x 2.46m)

Double glazed window to front, radiator.

### Bedroom Four:

9'2" x 7'11" (2.79m x 2.41m)

Double glazed window to rear, radiator.

### Family Bathroom:

7'10" x 4'10" (2.39m x 1.47m)

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

## Exterior:-

### Frontage, Garage & Parking:

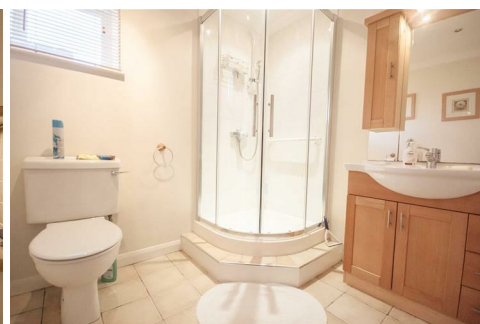
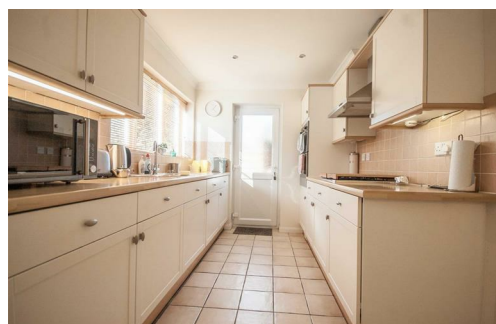
Driveway parking for 2 cars, garage with up and over door, path to entrance door, rest laid to lawn (with the potential to extend the driveway).

### Rear Garden:

Paved patio to immediate rear, gated side access, door to utility room, mature shrubs and trees to border, rest laid to lawn.

### Utility Room:

Obscure double glazed window to front, space for washing machine, tumble dryer, fridge freezer, in the valuers opinion this room could easily be converted into an office/study.



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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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