



## Helston Road

Chelmsford, CM1 6JE

**£550,000**

Freehold  
Tax Band:



Being sold with NO ONWARD CHAIN is this EXTENDED detached family home boasting a spacious lounge diner, PLAY ROOM / STUDY and a separate DINING / FAMILY ROOM, plus THREE / FOUR GOOD SIZED BEDROOMS. Also offering a PRIVATE REAR GARDEN, generous frontage with driveway parking and DOUBLE-LENGTH GARAGE, and excellent POTENTIAL for further EXTENSIONS (STP). Ideally located within a short walk of very popular local schooling and shops/amenities, plus walking distance to the city centre. Contact Hamilton Piers of Springfield to view!



# Helston Road, Chelmsford, CM1 6JE

## Ground Floor:

### Entrance Hall:

UPVC entrance door to front, doors to kitchen, play room / study, double doors to lounge diner, cupboard, radiator, stairs to first floor.

### Lounge Diner:

17'10" > 10'11" x 15'9" (5.44m > 3.33m x 4.80m)

Dual aspect double glazed windows to front and rear, double doors to sitting room, two radiators.

### Sitting / Family Room:

12'7" x 8'11" (3.84m x 2.72m)

French doors to rear, two double glazed windows to side, door to garage, radiator.

### Play Room / Study / Bedroom Four:

9'11" x 8'1" (3.02m x 2.46m)

Double glazed windows to front, radiator.

### Kitchen:

9'4" x 8'11" (2.84m x 2.72m)

Double glazed window to side, UPVC door to rear, range of wall and base units, rolled edge work surfaces with sink inset, integrated low level double oven, electric hob with extractor over, space for fridge freezer, washing machine, radiator, part tiled walls.

## First Floor:

### Landing:

Double glazed windows to front and side half landing, doors to bedroom one, bedroom two, bedroom three, family bathroom, airing cupboard, loft access, radiator.

### Bedroom One:

15'9" x 10'11" (4.80m x 3.33m)

Dual aspect double glazed windows to front and rear, radiator.

### Bedroom Two:

10'5" x 9'5" (3.18m x 2.87m)

Double glazed window to rear, radiator.

### Bedroom Three:

9'11" x 8'2" (3.02m x 2.49m)

Double glazed window to front, radiator.

### Family Bathroom:

9'6" > 7'7" x 4'11" (2.90m > 2.31m x 1.50m)

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

### Exterior:

#### Rear Garden:

Paved patio to immediate rear, gated side access, mature shrubs to border, rest laid to lawn, approx 52'.

#### Front Garden, Parking & Garage:

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

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