HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

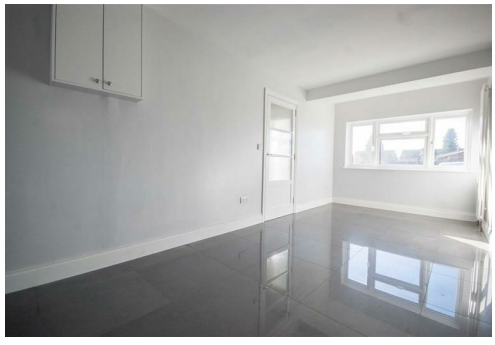
Falmouth Road

Chelmsford, CM1 6JB

Guide Price £700,000

4 3 2

A RECENTLY EXTENDED & RENOVATED detached family home that boasts a LARGE 85' REAR GARDEN, plus an impressive 24' lounge and FOUR DOUBLE BEDROOMS (incl. the SUBSTANTIAL 26' TOP-FLOOR ROOM!). Further benefits include a BRAND NEW KITCHEN, BATHROOM & SHOWER ROOM, utility room, separate dining / FAMILY ROOM, garage with potential to convert or extend over and PARKING FOR 5 CARS. For sale with NO ONWARD CHAIN.



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Ground Floor:-

Entrance Porch:
Composite entrance door to front, obscure double glazed window to side, french doors to entrance hall, tiled flooring.

Entrance Hall:
Doors to lounge, dining/sitting room, entrance to kitchen, stairs to first floor, radiator, tiled flooring.

Lounge:
24' x 11'11" (7.32m x 3.63m)
A very impressive sized dual aspect room with double glazed windows to front and rear, fireplace, two radiators, wood effect flooring.

Sitting / Dining / Family Room:
18'10" x 8'4" (5.74m x 2.54m)
Dual aspect double glazed windows to front and side, wall radiator, entrance to kitchen, boiler to cupboard, wasll radiator, tiled flooring.

Kitchen:
15' x 8'11" (4.57m x 2.72m)
Double window to rear, range of wall and base units, square edge quartz work surfaces with stainless steel sink inset, entrance to utility room, space for cooker, diswasher, radiator, tiled flooring.

Utility Room:
10'3" > 8'6" x 8'10" (3.12m > 2.59m x 2.69m)
Double glazed door to rear, skylight, doors to garage, cloakroom, range of wall and base units, square edge work surfaces with stainless steel sink inset, space for washing machine, fridge freezer, tiled flooring.

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

Garage:
18'10" x 9'6" (5.74m x 2.90m)
Up and over door, power and lighting, excellent potential to convert into additional ground floor accommodation or extend over, stp.

First Floor:-

Landing:
Doors to bedroom one, bedroom two, bedroom three, family bathroom, shower room, airing cupboard, door to futher landing with a double glazed window to front and stairs leading to bedroom four.

Bedroom One:
14'8" x 11'10" (4.47m x 3.61m)
Double glazed window to front, radiator, wood effect flooring.

Bedroom Two:
14'7" x 8'6" (4.45m x 2.59m)
Double glazed window to front, cupboard, radiator, wood effect flooring.

Bedroom Three:
11'10" x 9' (3.61m x 2.74m)
Double glazed window to rear, radiator, wood effect flooring.

Shower Room:
5'10" x 5'10" (1.78m x 1.78m)
Obscure double glazed window to rear, fully tiled shower cubicle, vanity wall mounted hand wash basin, low level W/C, part tiled walls, tiled flooring.

Family Bathroom:
8'11" x 5'10" (2.72m x 1.78m)
Obscure double glazed window to rear, panel bath with shower mixer tap and shower over, vanity wall mounted hand wash basin, low level W/C, radiator, part tiled walls, tiled flooring.

Bedroom Four:
26'5" > 25'4" x 10'11 max (8.05m > 7.72m x 3.33m max)
A fantastic sized bedroom with five velux windows, three eaves storage cupboards, in our opinion this bedroom could easily be partitioned into TWO BEDOOMS

Exterior:-

Front Garden, Driveway & Garage:
Driveway parking for five cars, garage with up and over door, mature shrubs to border, rest laid to lawn.

Rear Garden:
Paved patio to immediate rear, potential for gated side access, mature shrubs to border, rest laid to lawn, approx 85'.

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.

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