HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Bonington Chase

Freehold
Tax Band: C

Chelmsford, CM1 6GB

Guide Price £400,000

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An EXTENDED semi detached property with the addition of a STUDY / PLAY ROOM, offered for sale with NO ONWARD CHAIN. Boasting THREE GOOD-SIZED BEDROOMS, spacious 15' lounge, a 14'10" KITCHEN BREAKFAST ROOM, family bathroom plus d/s CLOAKROOM, entrance porch, UN-OVERLOOKED 37' REAR GARDEN, driveway parking and a GARAGE with potential to convert/extend over (stpp). Located in a quiet cul-de-sac in the heart of Springfield, a short walk from local schools and shops with easy access to City Centre. Call Hamilton Piers of Springfield to book your viewing today!!

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GROUND FLOOR ACCOMMODATION:

ENTRANCE PORCH:
Double glazed window to side, door to lounge.

LOUNGE:
15'00" x 13'07" (4.57m x 4.14m)
Double glazed window to front, stairs to first floor, radiator, door to kitchen.

KITCHEN/ BREAKFAST ROOM:
14'10" x 12'10" (4.52m x 3.91m)
Double glazed windows to rear and door onto garden, round edge worktops with stainless drainer sink inset, gas hob with extractor over, matching wall and base units, wall mounted boiler, integrated eye level double oven, dishwasher, space for fridge freezer, understair storage cupboard, radiator, door to study/diner/playroom.

STUDY / DINER / PLAY ROOM:
14'8" x 7'2" (4.47m x 2.18m)
Double glazed door to rear onto garden, radiator, door to cloakroom. Versatile use room.

CLOAKROOM:
Double glazed window to rear, low level w/c, wall mounted hand basin.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed window to side, loft hatch, doors to-

BEDROOM ONE:
13'00" x 8'08" (3.96m x 2.64m)
Double glazed window to rear, built in wardrobes, radiator.

BEDROOM TWO:
10'05" x 7'00" (3.18m x 2.13m)
Double glazed window to front, radiator.

BEDROOM THREE:
7'10" x 7'05" (2.39m x 2.26m)
Double glazed window to front, radiator.

BATHROOM:
6'00" x 5'06 (1.83m x 1.68m)
Double glazed window to rear, bath with shower over, vanity hand basin, low level w/c, radiator.

EXTERIOR:

REAR GARDEN:
37' (11.28m)
Patio to immediate rear with the rest laid to lawn, wooden storage shed.

GARAGE:
Up and over door to front, power an lighting connected.

FRONTAGE & PARKING:
Driveway parking for 1 vehicle. Laid to lawn front garden with shrubs.

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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