



Downsway

Chelmsford, CM1 6TU

Freehold
Tax Band: C

Guide Price £400,000



Boasting an UNOVERLOOKED REAR GARDEN with a CABIN - ideal as an OFFICE / GYM - is this very well presented terraced home offering THREE GOOD SIZED BEDROOMS, modern four piece family bathroom, SPACIOUS LOUNGE, separate dining room, re-fitted kitchen, garage and driveway parking. Located within a short walk to highly regarded schooling and local amenities. Contact Hamilton Piers of Springfield to view!



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Ground Floor:

Entrance Porch:

Composite entrance door to front, obscure double glazed window to side, door to lounge.

Lounge:

12'4" x 11'6" (3.76m x 3.51m)

Double glazed window to front, door to dining room, radiator, parquet flooring.

Dining Room:

14'1" x 11'2" x 11'6" (4.29m x 3.40m x 3.51m)

Double glazed window to rear, door to kitchen, stairs to first floor, radiator, parquet flooring.

Kitchen:

9'7" x 8'2" (2.92m x 2.49m)

Double glazed window and door to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, gas hob with extractor over, washing machine, slimline dishwasher, space for fridge freezer, part tiled walls, tiled flooring.

First Floor:

Landing:

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

Bedroom One:

11' x 10'4" (3.35m x 3.15m)

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Two:

11'2" x 10'5" max (3.40m x 3.18m max)

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Three:

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

Double glazed window to front, radiator, cupboard.

Family Bathroom:

8'5" x 7'11" (2.57m x 2.41m)

Two obscure double glazed windows to rear, fully tiled walk in shower, panel bath with shower mixer tap, vanity hand wash basin, low level W/C, tiled walls and flooring.

Exterior:

Rear Garden:

Paved patio to immediate rear, gated rear access, French doors to cabin, rest laid to lawn.

Cabin / Bar:

12'5" x 9'1" (3.78m x 2.77m)

French doors and two double glazed windows to front.

Frontage, Garage & Parking:

Garage with up and over door, shingle driveway with parking for 3 cars.



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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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