HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Arbour Lane

Freehold
Tax Band: C

Chelmsford, CM1 7SD

Asking Price £450,000

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Situated on a CORNER PLOT within walking distance to the CITY CENTRE is this immaculately presented semi detached home boasting a 57' WRAP-AROUND SOUTH FACING REAR GARDEN with OUTSIDE OFFICE & WC, entrance hall, lounge and SEPARATE DINING ROOM, modern kitchen, THREE GOOD SIZED BEDROOMS, family bathroom, driveway parking for 3-4 CARS and space/potential to extend (stpp). Within walking distance to local schooling, shops/amenities and Chelmsford's mainline station. Contact Hamilton Piers of Springfield to view!

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GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Double glazed UPVC entrance door into property, double glazed window to front, stairs to first floor.under-stair storage, radiator, tiled flooring, doors to-

LOUNGE:
12'5" x 10'10" (3.78m x 3.30m)
Double glazed window to front, electric fireplace, radiator.

DINING ROOM:
10'11" x 10'5" (3.33m x 3.18m)
Double glazed sliding doors to rear, radiator.

KITCHEN:
8'1" x 7'8" (2.46m x 2.34m)
Double glazed window and part glazed door to rear, round edge worktops with stainless drainer sink inset, gas hob with extractor over, integrated oven, matching wall and base units, space for fridge freezer, washing machine, tiled splash-backs, tiled flooring.

UTILITY CUPBOARD:
Storage cupboard with space for tumble dryer.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed window to side, airing cupboard, loft hatch.

BEDROOM ONE:
13'10" x 8'2" (4.22m x 2.49m)
Double glazed window to rear, built in wardrobes with sliding doors, radiator.

BEDROOM TWO:
12'1" x 9'0" (3.68m x 2.74m)
Double glazed window to front, radiator.

BEDROOM THREE:
8'10" x 6'7" (2.69m x 2.01m)
Double glazed window to front, built in cupboard, radiator.

BATHROOM:
7'8" x 4'10" (2.34m x 1.47m)
Double glazed window to rear, bath with shower over, pedestal hand basin, low level w/c, radiator, fully tiled.

EXTERIOR:

REAR GARDEN:
Patio to immediate rear of property, brick built office with w/c, laid to lawn to rear and side of property measuring an impressive 57' in length to side, access gate to front of property, fencing to property boundary.

OFFICE:
9'2" x 5'5" (2.79m x 1.65m)
Brick built outhouse converted into an office, UPVC part glazed door to entrance, double glazed window to rear and front, separate w/c, wood effect flooring.

FRONTAGE & PARKING:
Block paved driveway with parking for up to 4 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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