



## Humber Road

Chelmsford, CM1 7PE

Freehold  
Tax Band: E

**Asking Price £575,000**



A spacious detached family home, boasting a 60' REAR GARDEN with ample space to extend, located in this very highly regarded road - within walking distance to the CITY CENTRE and local schooling. Offering an entrance hall, spacious 17' lounge and 17' FAMILY / DINING ROOM, fitted kitchen, THREE GOOD-SIZED BEDROOMS, family bathroom and additional ground floor shower room, a DETACHED GARAGE, utility room, brand NEW BOILER and driveway parking for THREE VEHICLES. Offered for sale with NO CHAIN - contact Hamilton Piers of Springfield to view!





## GROUND FLOOR ACCOMMODATION:

### ENTRANCE PORCH:

7'00" x 4'07" (2.13m x 1.40m)

Composite entrance door into porch, door into hallway.

### HALLWAY:

Doors to kitchen, lounge, shower room, stairs to first floor, storage cupboard, radiator.

### LOUNGE:

17'01" x 15'06" (5.21m x 4.72m)

Dual aspect double glazed window to front and sliding doors to rear, understair storage cupboard, electric fireplace, Parquet flooring, door to dining room. radiator

### FAMILY / DINING ROOM:

17'07" x 15'03" (5.36m x 4.65m)

Double glazed window to rear, radiator.

### KITCHEN:

9'10" x 9'09" (3.00m x 2.97m)

Double glazed window to rear with door to side access, square edge worktops with drainer sink inset, gas hob with extractor over, matching wall and base units, integrated oven, tiled splashbacks, storage cupboard, boiler, space for dishwasher, fridge, freezer.

### SHOWER ROOM:

9'10" x 2'05" (3.00m x 0.74m)

Double glazed window to side, shower, wall mounted hand basin, low level W/C, fully tiled.

## FIRST FLOOR:

### LANDING:

Double glazed window to front over stairs, doors to bedroom one, bedroom two, bedroom three, bathroom, airing cupboard.

### BEDROOM ONE:

13'00" x 10'04" (3.96m x 3.05m)

Double glazed window to rear, radiator

### BEDROOM TWO:

12'08" x 9'04" (3.86m x 2.84m)

Double glazed window to rear, radiator.

### BEDROOM THREE:

9'02" x 7'05" (2.79m x 2.26m)

Double glazed window to front, radiator.

### FAMILY BATHROOM:

6'04" x 5'06" (1.93m x 1.68m)

Double glazed window to rear, bath with shower over, pedestal hand basin, low level W/C, heated towel rail, fully tiled.

## EXTERIOR:

### REAR GARDEN:

60'00" x 50'00" (18.29m x 15.24m)

Patio to immediate rear of property, laid to lawn with shrubs to border, greenhouse, wooden shed. side access to house with gate to front, access to garage and utility space.

### UTILITY:

8'03" x 5'00"

Brick outbuilding with plumbing and electric connected.

### GARAGE:

Up and over door to front, side access door to garden, power connected.

### FRONTAGE & PARKING:

Block paved driveway with space for 3 vehicles. small grass area with tree, overlooking green.



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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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