HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Havengore

Freehold
Tax Band: D

Chelmsford, CM1 6JP

£420,000

3 2 2 D

Located on a SPACIOUS CORNER PLOT is this EXTENDED end terraced home, offreing an entrance hall & cloakroom, spacious lounge, SEPARATE DINING ROOM, fitted kitchen, THREE GOOD-SIZED BEDROOMS, refitted bathroom, driveway parking, front garden that extends to the side, *GARAGE CONVERSION and a GENEROUS REAR GARDEN with excellent space/potential to extend further, stpp. Perfectly located within a short distance to local schooling, shops and the city centre. Contact Hamilton Piers of Springfield to view!

Havengore, Chelmsford, CM1 6JP

Ground Floor:

Entrance Hall:
Composite entrance door to side, doors to cloakroom, dining room, lounge, stairs to first floor, wood effect flooring.

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

Lounge:
14'4" x 13'3" (4.37m x 4.04m)
Doubel glazed window to front.

Dining Room:
10'10" x 9'11" (3.30m x 3.02m)
Doubel glazed window to rear, double doors to kitchen, door to workshop/garage, two cupboard, radiator, wood effect flooring.

Store Room/Workshop (Ex Garage):
15' x 9'1" (4.57m x 2.77m)
Currently used as a store room - ideal as a utility room too, or could be converted to create additiopnal ground floor accommodation or can be re-instated to garage if wanted.

Kitchen:
15'8" x 12'9" > 7'4" (4.78m x 3.89m > 2.24m)
Double glazed window and door to rear and door to side, range of wall and base units, rolled edge work surfaces, space for cooker, dishwasher, washing machine, under counter fridge and freezer, part tiled walls.

First Floor:

Landing:
Doors to bedroom one, bedroom two, bedroom three, family bathroom, two cupboards, loft access.

Bedroom One:
14'5" x 13'7" (4.39m x 4.14m)
Double glazed window to front, fitted wardrobes.

Bedroom Two:
14'5" x 9'11" (4.39m x 3.02m)
Double glazed window to rear, cupboard.

Bedroom Three:
10'5" x 8'11" (3.18m x 2.72m)
Double glazed window to rear, cupboard.

Family Bathroom:
8'9" x 4'5" (2.67m x 1.35m)
Obscure double glazed window to front, panel bath with shower over, low level W/C, vanity hand wash basin, chrome towel radiator, tiled walls.

Exterior:

Frontage & Parking:
Driveway parking for 2 cars, path to entrance door, rest laid to lawn.

Rear Garden:
Decking to immediate rear, gated side access, door to shed, greenhouse, mature shrubs to border, rest laid to lawn.

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.