



PERIOD
HOMES



Hill Road
Chelmsford CM2 6HP
Guide Price £575,000 - £600,000

Hill Road, Chelmsford, CM2 6HP

GUIDE PRICE £575,000 - £600,000

This much improved three bedroom semi-detached Victorian home is perfectly situated just a short stroll from Chelmsford City Centre and train station. It features parking to the rear via a private road, along with additional permit parking available at the front.

Upon entering, you are welcomed by a beautifully tiled entrance hall that provides access to the ground floor. The front lounge boasts a bay window and fireplace. Centrally located, the utility room and WC enhance functionality, while at the rear, the open planned kitchen, breakfast, and family room stands out, featuring bi-folding doors that open onto the patio area, complemented by skylight windows that flood the room with natural light. In the kitchen there is ample workspace with a large island, breakfast bar, and a butler sink, all enhanced by underfloor heating.

The first floor comprises of three double bedrooms, with the principal bedroom featuring dual windows and fitted wardrobes. A four-piece family bathroom, complete with a skylight, offers modern comfort.

Externally, the newly landscaped garden offers side and rear access, a patio area, and a primarily lawned space with surrounding flower beds. A shingle area, currently used for a swing set, could accommodate an additional vehicle. In addition this home has potential to extend into the loft (subject to planning permission).







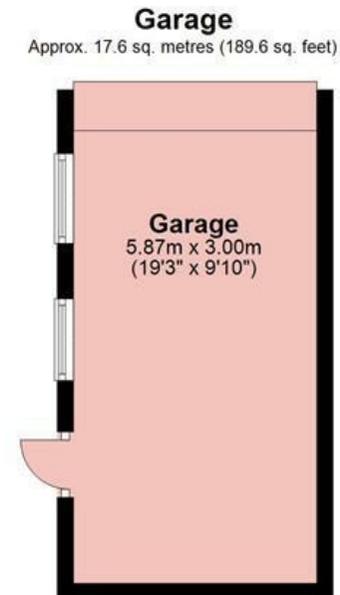
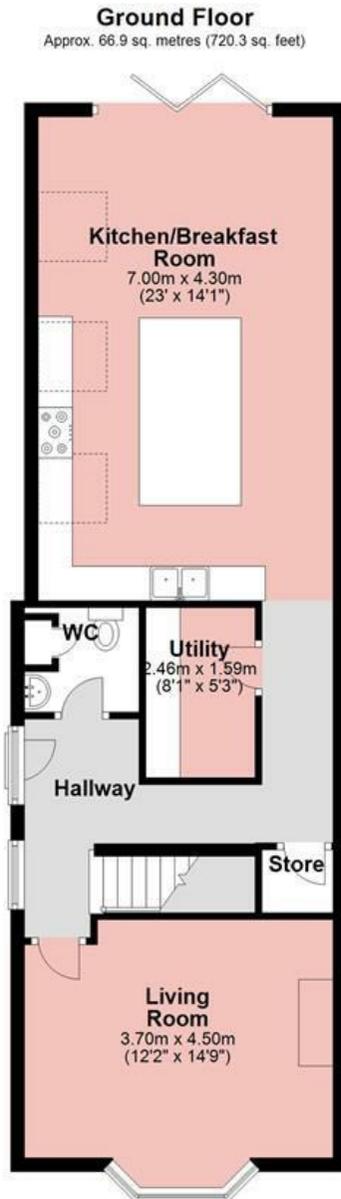


HILL ROAD, CHELMSFORD

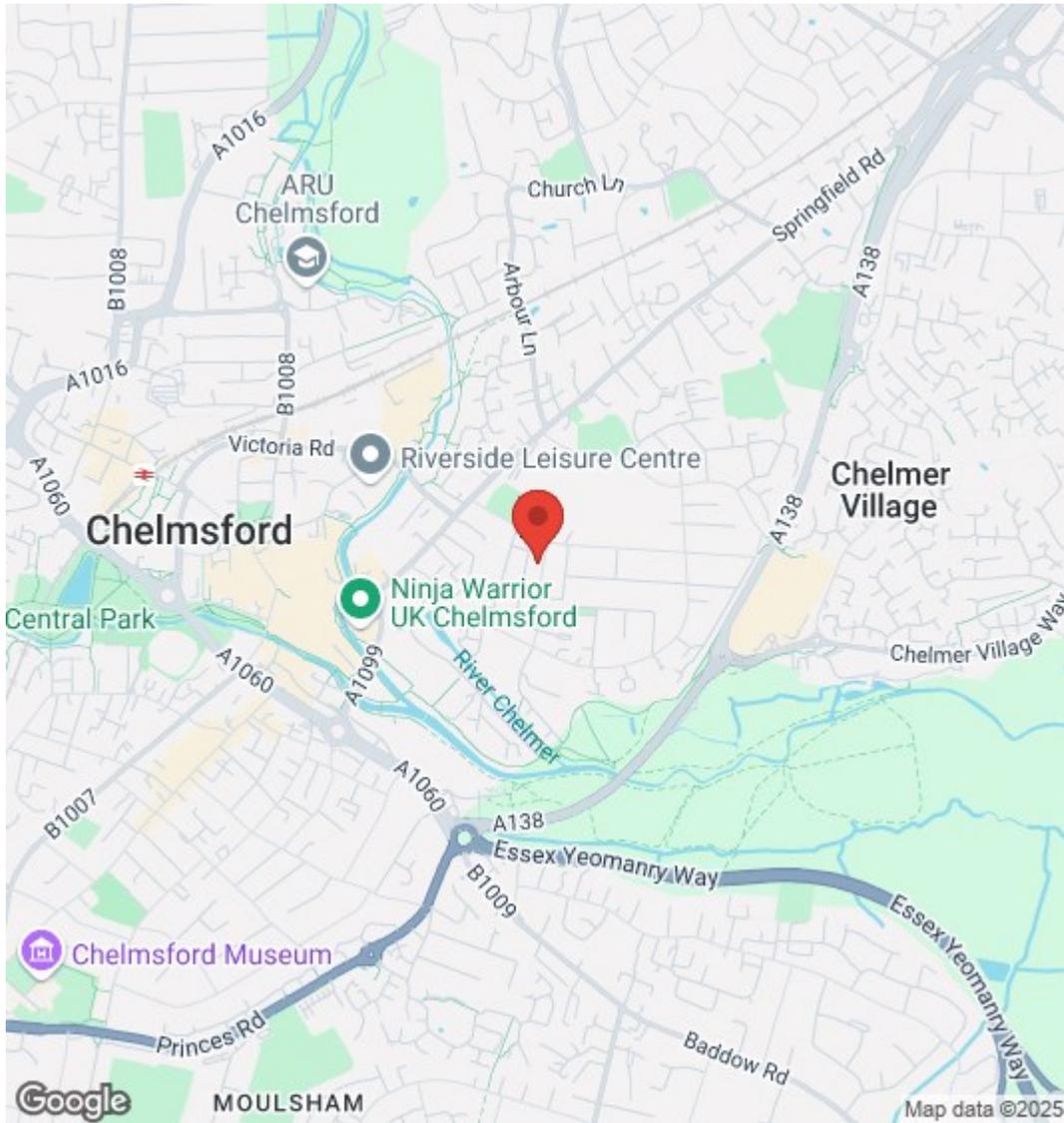
Approx. Gross Internal Area 139.2 Sq M (1498.4 Sq Ft)



PERIOD HOMES



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PLEASE CALL 01277 288000 TO ARRANGE A VIEWING
www.periodhomes.co.uk

INDEPENDENT ESTATE AGENTS - VALUATIONS WITH NO OBLIGATION - PROFESSIONAL SERVICE

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide, no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or mis-statement in these particulars. Period Homes, a trading style of Walkers Village and Country Homes Limited do not make or give, whether in these particulars, during negotiations or otherwise, any representation whatsoever in relation to this property.

