



Lawn Lane

Chelmsford, CM1 6NR

£550,000

Freehold
Tax Band: E



Hamilton Piers of Old Springfield are delighted to bring to market with NO ONWARD CHAIN this EXTENDED detached home, set back from this highly sought-after lane. Boasting THREE DOUBLE BEDROOMS and excellent POTENTIAL TO EXTEND STP (either to the front, rear, over the garage or into the attic space!), plus entrance hall, spacious lounge, separate DINING ROOM / STUDY, kitchen breakfast room, UTILITY ROOM & shower room/WC, THREE DOUBLE BEDROOMS, refitted family bathroom, DOUBLE-WIDTH GARAGE, generous frontage with ample parking and a mostly UNOVERLOOKED REAR GARDEN.



Lawn Lane, Chelmsford, CM1 6NR

Ground Floor:

Entrance Hall:

UPVC entrance door to front, doors to lounge, dining room, kitchen, cupboard, stairs to first floor, radiator.

Lounge:

15'9" x 10'10" (4.80m x 3.30m)

Double glazed window to front, double glazed sliding door to rear, fireplace, two radiators.

Dining Room / Study / Play Room:

11' x 10' (3.35m x 3.05m)

Double glazed window to front, radiator., could be used as any of the above reception rooms.

Kitchen Breakfast Room:

15'9" x 9'5" (4.80m x 2.87m)

Dual aspect double glazed windows to side and rear, door to utility room, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for fridge freezer, dishwasher, cooker, boiler to wall, radiator, part tiled walls.

Utility Room:

9'7" x 5'3" (2.92m x 1.60m)

Double glazed window to side, UPVC door to rear, range of base units, rolled edge work surfaces with stainless steel sink inset, space for washing machine, tumble dryer, door to shower room, radiator, part tiled walls, tiled flooring.

Shower Room/WC:

9'10" x 3'2" (3.00m x 0.97m)

Obscure double glazed window to side, low level W/C, pedestal hand wash basin, fully tiled shower cubicle, towel radiator, tiled walls and flooring.

First Floor:

Landing:

Double glazed window to side, doors to bedroom one, bedroom two, bedroom three, family bathroom, airing cupboard, loft access, radiator.

Bedroom One:

15'10" x 10'11" (4.83m x 3.33m)

Dual aspect double glazed window to front and rear, fitted wardrobes, radiator.

Bedroom Two:

11' x 9'11" (3.35m x 3.02m)

Double glazed window to front, fitted wardrobes, radiator.

Bedroom Three:

10'4" x 9'7" (3.15m x 2.92m)

Double glazed window to rear, fitted wardrobes, radiator.

Family Bathroom:

9'5" x 5' (2.87m x 1.52m)

Obscure double glazed window to rear, panel bath with shower mixer tap, pedestal hand wash basin, low level W/C, towel radiator, tiled walls.

Exterior:

Frontage & Parking:

Paved driveway for 2/3 cars, mature shrubs to border, rest laid to lawn with potential to create a larger driveway on the lawned area if required.

Double Width Garage**:

26'9" x 11'11" (8.15m x 3.63m)

Power and lighting connected, electric up and over door. *Excellent potential to extend over or convert into additional accommodation, stpp. **Stated as double width, certainly a much wider width than a normal single garage.

Rear Garden:

Paved patio to immediate rear, gated side access, door to double garage, mature shrubs to border, rest laid to lawn.

Agent Notes:

Council Tax Band: E



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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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