



## Harness Close

Chelmsford, CM1 6UU

**Guide Price £515,000**

Freehold  
Tax Band: D



Offered for sale is this EXTENDED and well presented link DETACHED family home, boasting an IMPRESSIVE 27'7" LOUNGE DINER, re-fitted kitchen, UTILITY ROOM, study/play room/bedroom four, THREE DOUBLE BEDROOMS with TWO EN-SUITES, modern family bathroom, private rear garden, call Hamilton Piers to view!



# Harness Close, Chelmsford, CM1 6UU

## Ground Floor:

### Entrance Hall:

Composite entrance door to front, door to lounge diner, stairs to first floor, wood effect flooring.

### Lounge Diner:

27'7" x 15'6" > 10'7" (8.41m x 4.72m > 3.23m)

Double glazed bay window to front, doors to kitchen, study/play room/bedroom four, utility room, cloakroom, two radiators, cupboard.

### Kitchen:

15'5" x 8'8" (4.70m x 2.64m)

Double glazed window to rear, french doors to rear, range of wall and base units, rolled edge work surfaces with sink inset, integrated dishwasher, space for rangemaster cooker with stainless steel splashback and extractor over, tiled flooring.

### Study/Playroom/Bedroom Four:

10'9" x 8'1" (3.28m x 2.46m)

Double glazed window to rear, radiator.

### Utility Room:

8'10" x 7'6" (2.69m x 2.29m)

Space for washing machine, washing machine, tumble dryer, door to garage/storage area.

### Cloakroom:

Low level W/C, wall mounted hand wash basin, wood effect flooring.

## First Floor:

### Landing:

Doors to bedroom one, bedroom two, bedroom three, family bathroom, family bathroom, cupboard.

### Bedroom One:

15'6" x 12'5" > 9'5" (4.72m x 3.78m > 2.87m)

Two double glazed window to front, door to en-suite, fitted wardrobes, radiator.

### En-Suite:

Fully tiled shower cubicle, pedestal hand wash basin, tiled flooring.

### Bedroom Two:

17'4" x 7'3" (5.28m x 2.21m)

Double glazed window to front, door to en-suite radiator.

### En-Suite:

Obscure double glazed window to rear, fully tiled shower cubicle, wall mounted hand wash basin.

### Bedroom Three:

10'8" x 8'11" (3.25m x 2.72m)

Double glazed window to rear, radiator.

### Family Bathroom:

6'8" x 6'1" (2.03m x 1.85m)

Obscure double glazed window to rear, low level W/C, pedestal hand wash basin, radiator, tiled walls and flooring.

### Exterior:

#### Rear Garden:

Paved patio to immediate rear, rest laid to lawn.

#### Frontage & Driveway:

Paved driveway for 3 cars, storage/garage with electric roller door.

### Agent Notes:

Council Tax Band: D



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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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