



Boyton Cross

Chelmsford, CM1 4LP

£695,000

Freehold
Tax Band:



Boasting a 0.2 ACRE PLOT with WORKSHOP, OUTSIDE OFFICE and an IN & OUT DRIVEWAY with parking for 10 cars, is this UNIQUE, very spacious, detached bungalow - ideally located in this SEMI-RURAL LOCATION, yet within minutes of the city centre! Further offering THREE DOUBLE BEDROOMS & EN SUITE, a spacious lounge, entrance hall & porch, an IMPRESSIVE 28' KITCHEN / DINER / FAMILY ROOM, a modern family bathroom and a LARGE REAR GARDEN backing onto countryside. Contact Hamilton Piers of Chelmsford to view!



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As mentioned, the property offers a VERY GENEROUSLY SIZED PLOT, with both ample frontage and a very sizable rear garden, offering loads of space/excellent POTENTIAL TO EXTEND further, stpp.

Within the rear garden is a DETACHED WORKSHOP & OUTSIDE OFFICE - both ideal for those looking to work from home (or run a business from home!) - and with POTENTIAL TO CREATE AN ANNEX, stpp.

The property is ideally located in Boyton Cross - set back from the main road and within easy access to local village schooling and Chelmsford's city centre and mainline station.

Viewings are highly recommended to appreciate the size of the both the plot and the accommodation on offer! Contact Hamilton Piers to arrange your viewing tour.

Ground Floor:

Entrance Porch:

Composite entrance door to front, double glazed window to side, door to entrance hall, radiator, loft access.

Entrance Hall:

Doors to kitchen diner, bedroom one, bedroom two, bedroom three, family bathroom, radiator, wood effect flooring.

Kitchen Diner & Family Room

28' x 13'7" > 12'3" (8.53m x 4.14m > 3.73m)

Double glazed window and door to rear, door to side, door to lounge, range of wall and base units, square edge work surfaces with sink inset, integrated fridge freezer, washing machine, dishwasher, space for rangemaster cooker, island with seating for 4, part tiled walls, tiled & wood effect flooring.

Lounge:

15'8" x 15'6" (4.78m x 4.72m)

Double glazed French doors to rear, log burner, radiator.

Bedroom One:

15'9" x 13' (4.80m x 3.96m)

Double glazed french doors to rear, door to en-suite, radiator.

En-Suite:

12'1" x 3'10" (3.68m x 1.17m)

Fully tiled shower cubicle, wall mounted hand wash basin, low level W/C, chrome towel radiator, tiled walls and flooring.

Bedroom Two:

12'1" x 11'9" (3.68m x 3.58m)

Double glazed window to front, radiator.

Bedroom Three:

12'2" x 11'9" > 10'7" (3.71m x 3.58m > 3.23m)

Double glazed window to front, radiator.

Family Bathroom:

12'3" x 7'6" (3.73m x 2.29m)

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

Exterior:

Rear Garden:

A generous sized rear garden with paved patio to immediate rear, path to shed/workshop and office, gated side access, double gates to side for further driveway access, mature shrubs and trees to border, rest laid to lawn.

Frontage & Parking:

Large shingle driveway with parking for up to 10 cars.



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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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