



New Court Road

Chelmsford, CM2 6BZ

Guide Price £800,000

Freehold
Tax Band:



Located in this very highly regarded turning, within a stone's throw to the CITY CENTRE, is this SUBSTANTIAL DETACHED FAMILY HOME, for sale with NO ONWARD CHAIN. Boasting FOUR DOUBLE BEDROOMS with an EN SUITE to the master, entrance hall & cloakroom, STUDY / PLAY ROOM, spacious kitchen breakfast room, LARGE 21' LOUNGE, refitted family bathroom, DOUBLE-WIDTH GARAGE (with excellent potential to convert, stp), driveway parking and a private rear garden with POTENTIAL TO EXTEND STPP. Ideally positioned for excellent access to Chelmsford's Grammar Schools or Old Springfield's array of well regarded schooling. Contact Hamilton Piers to view!



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Ground Floor:

Entrance Hall:

Composite entrance door to side, doors to cloakroom, study, lounge, kitchen, double garage, stairs to first floor, cupboard, radiator, wood effect flooring.

Cloakroom:

Obscure double glazed window to side, low level W/C, radiator, part tiled walls.

Study / Play Room:

9'8" x 6'6" (2.95m x 1.98m)

Double glazed window to front, radiator, wood effect flooring.

Kitchen Breakfast Room:

16'10" > 14'3" x 10'10" (5.13m > 4.34m x 3.30m)

Double glazed window to front, door to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, double oven, hob with extractor over, dishwasher, fridge freezer, utility area with space for washing machine, radiator, wood effect flooring, door to lounge diner.

Lounge Diner:

21'10" > 11'5" x 20'6" (6.65m > 3.48m x 6.25m)

Two double glazed windows to rear, french doors to side, fireplace, two radiators.

First Floor:

Landing:

Velux window to front, doors to bedroom one, bedroom two, bedroom three, bedroom four, family bathroom.

Bedroom One:

14'7" x 13'1" > 11'1" (4.45m x 3.99m > 3.38m)

Double glazed window to rear, fitted wardrobes, door to en-suite, radiator.

En-Suite:

9' x 5'11" (2.74m x 1.80m)

Obscure double glazed window to side, fully tiled shower cubicle, low level W/C, vanity hand wash basin, radiator.

Bedroom Two:

12'9" x 11'4" (3.89m x 3.45m)

Double glazed window to front, radiator, cupboard.

Bedroom Three:

11'10" x 11'1" (3.61m x 3.38m)

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Four:

10'6" x 7'1" (3.20m x 2.16m)

Double glazed window to rear, radiator, cupboard.

Family Bathroom:

8'4" x 6'11" (2.54m x 2.11m)

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

Double Width Garage:

17' x 16'3" (5.18m x 4.95m)

Power and lighting with electric up and over door.

Exterior:

Rear Garden:

Paved patio to immediate rear, gated side access, door to shed, mature shrubs to border, rest laid to shingle.

Frontage & Parking:

Paved driveway parking for 3 cars, mature shrubs to border, rest laid to shingle.



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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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