



## Meon Close

Chelmsford, CM1 7QG

**Guide Price £400,000**

Freehold  
Tax Band: C



Offered for sale is this EXTENDED & VERY SPACIOUS terraced home boasting a GARAGE, plus a spacious lounge, PLAY ROOM / STUDY, three good sized bedrooms, IMPRESSIVE 21' KITCHEN DINER, entrance hall and cloakroom, modern bathroom and a PRIVATE REAR GARDEN. Perfectly located within walking distance to the CITY CENTRE and highly regarded local schooling. Call Hamilton Piers of Springfield to view!



# Meon Close, Chelmsford, CM1 7QG

## Ground Floor:

### Entrance Hall:

Composite entrance door to front, doors to cloakroom, lounge, kitchen diner, stairs to first floor, radiator, wood effect flooring.

### Cloakroom:

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

### Lounge:

Double glazed window to front, double doors to play room, radiator, wood effect flooring.

### Play Room:

10' x 7'10" (3.05m x 2.39m)

Entrance to kitchen diner, wood effect flooring.

### Kitchen Diner:

21'1" > 8' x 17'11" (6.43m > 2.44m x 5.46m)

Double glazed window and bi folding doors to rear, double glazed lantern, range of wall and base units, square edge work surfaces with stainless steel sink inset, integrated five ring gas hob with extractor over, double oven, dishwasher, space for American fridge freezer, washing machine, cupboard, part tiled walls.

## First Floor:

### Landing:

Doors to bedroom one, bedroom two, bedroom three, family bathroom, loft access.

### Bedroom One:

12'10" x 11' (3.91m x 3.35m)

Double glazed window to front, fitted wardrobes, radiator.

### Bedroom Two:

10'11" x 9'11" (3.33m x 3.02m)

Double glazed window to rear, radiator.

### Bedroom Three:

9'3" x 7'11" (2.82m x 2.41m)

Double glazed window to rear, radiator.

### Family Bathroom:

6' x 5'7" (1.83m x 1.70m)

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

### Exterior:

#### Rear Garden:

Paved patio to immediate rear, path to gated rear access, mature shrubs to border, rest laid to lawn.

#### Front Garden & Garage

Paved path to entrance door, rest laid to lawn.

Single garage with up and over door in block to the rear.



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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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