



## Hill View Road

Chelmsford, CM1 7RZ

**£450,000**

Freehold  
Tax Band: D



BOASTING AN IMPRESSIVE 31'1" LOUNGE DINER is this IMMACULATE & EXTENDED semi detached home offering THREE GOOD SIZED BEDROOMS, entrance hall and cloakroom, MODERN KITCHEN & BATHROOM, private rear garden, integral garage with driveway parking for 3 cars. Located within a short walk to Chelmsford city centre, it's mainline train station and local popular schooling, call Hamilton Piers of Springfield to view!



# Hill View Road, Chelmsford, CM1 7RZ

---

## Ground Floor:

### Entrance Hall:

Composite entrance door to front, door to garage, cloakroom, utility room, lounge diner, kitchen, stairs to first floor, radiator, parquet flooring.

### Cloakroom:

Obscure double glazed window to rear, low level W/C, vanity hand wash basin, part tiled walls, tiled flooring.

### Kitchen:

10'8" x 10'11" (3.25m x 3.33m)

Double glazed window and door to rear, range of wall and base units, square edge work surfaces with sink inset, integrated induction hob with extractor over, low level oven, microwave, fridge freezer, dishwasher, washing machine, cupboard, radiator, part tiled walls.

### Lounge Diner:

31'1" x 10'7" > 8'1" (9.47m x 3.23m > 2.46m)

Double glazed window to front, two radiators.

### Utility Room:

7'4" x 6' (2.24m x 1.83m)

Range of base units, space for fridge freezer, tumble dryer.

## First Floor:

### Landing:

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

### Bedroom One:

14'3" x 10' (4.34m x 3.05m)

Double glazed window to rear, radiator.

### Bedroom Two:

11'11" > 9'6" x 10'9" (3.63m > 2.90m x 3.28m)

Double glazed window to front, radiator, cupboard.

### Bedroom Three:

10'8" x 6'11" (3.25m x 2.11m)

Double glazed window to front, radiator, cupboard.

## Family Bathroom:

8'5" x 6'11" (2.57m x 2.11m)

Obscure double glazed window to rear, panel bath with shower over, wall mounted hand wash basin, low level W/C, chrome towel radiator, part tiled walls.

## Exterior:

### Rear Garden:

Decking to immediate rear, shed to rear, mature shrubs to border, rest laid to lawn.

### Frontage, Parking & Garage:

Garage with up and over door, power and lighting connected, driveway parking for 3 cars.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

