



## Clark Way

Chelmsford, CM1 7ZS

**Guide Price £415,000**

Freehold  
Tax Band: D



Being sold with NO ONWARD CHAIN and boasting an UNOVERLOOKED 75' REAR GARDEN is this semi detached home with THREE GOOD SIZED BEDROOMS, spacious lounge, separate dining room with potential to knock through to the re-fitted kitchen, BRAND NEW CLOAKROOM, garage and driveway parking. The property also has EXCELLENT POTENTIAL TO EXTEND (STP) and is ideally located close to local shops, schools, Broomfield Hospital and Chelmsford city centre. Contact Hamilton Piers to view!



# Clark Way, Chelmsford, CM1 7ZS

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## Ground Floor:

### Entrance Hall:

UPVC door to front, doors to lounge, dining room, kitchen, cloakroom, stairs to first floor, cupboard, radiator.

### Cloakroom:

Obscure double glazed window to front, low level W/C, vanity hand wash basin, towel radiator, wood effect flooring.

### Kitchen:

9'8" x 8'7" (2.95m x 2.62m)

Double glazed window to front range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated gas hob with extractor over, double oven, boiler to wall, space for fridge freezer, washing machine, part tiled walls, wood effect flooring.

### Dining Room:

12'8" x 10'7" (3.86m x 3.23m)

Double glazed window and door to rear, double doors to lounge, radiator, wood effect flooring.

### Lounge:

16'4" > 13'3" x 10'10" (4.98m > 4.04m x 3.30m)

Double glazed sliding door to rear, radiator.

## First Floor:

### Landing:

Double glazed window to front, doors to bedroom one, bedroom two, bedroom three, shower room, airing cupboard, cupboard, loft access, radiator.

### Bedroom One:

13'4" x 8'6" (4.06m x 2.59m)

Double glazed window to rear, radiator.

### Bedroom Two:

13'2" x 8'5" (4.01m x 2.57m)

Double glazed window to rear, radiator.

### Bedroom Three:

10'1" x 6'5" (3.07m x 1.96m)

Double glazed window to rear, radiator.

### Shower Room:

9'4" x 6'1" (2.84m x 1.85m)

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

### Exterior:

#### Rear Garden:

Paved patio to immediate rear, door to garage, door to green house, mature shrubs to border, rest laid to lawn, approx 75'

#### Frontage, Garage & Parking:

Garage with up and over door, driveway parking to front, path to entrance door, rest laid to lawn.



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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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