



## Milbank

Chelmsford, CM2 6YX

**£650,000**

Freehold  
Tax Band:



Offering approx 2,100sq ft of accommodation is this **SUBSTANTIAL** family home boasting **SIX DOUBLE BEDROOMS** (including two impressive 18' bedrooms to the top floor) with **TWO EN SUITES**, three reception rooms and a spacious 17' kitchen with adjoining utility room, ideally located on Chancellor Park - close to local schools, shops/amenities and Chelmsford city centre. With an entrance hall & cloakroom, spacious lounge, **STUDY / PLAY ROOM** plus dining / **FAMILY ROOM**, driveway parking, a **DOUBLE-LENGTH GARAGE** and private rear garden. Contact Chancellor Park's local property experts, Hamilton Piers, to view!



## ENTRANCE HALL:

Entrance door to front, doors to cloakroom, study, dining room, lounge, kitchen breakfast room, stairs to first floor.

## CLOAKROOM:

Low level W/C, hand wash basin.

## LOUNGE: (15' 1" x 13' 5")

Dual aspect double glazed windows to side and rear, french doors to rear, radiator.

## DINING / FAMILY / TV ROOM: (11' 7" x 10' 7")

Double glazed window to front, radiator.

## STUDY / PLAY ROOM: (10' 11" x 8' 3")

Dual aspect double glazed window to side and rear, radiator.

## KITCHEN / BREAKFAST ROOM: (17' 8" x 11' 9") MAXIMUM

Double glazed window to rear, door to utility room, range of wall and base units, rolled edge work surfaces with sink inset, integrated oven, hob with extractor.

## UTILITY ROOM:

Door to rear, range of wall and base units, rolled edge work surfaces with sink inset, space for washing machine.

## FIRST FLOOR:

### LANDING:

Double glazed window to front, doors to bedroom one, bedroom two, bedroom three, bedroom four, family bathroom, stairs to second floor.

### BEDROOM TWO: (12' 8" x 9' 11")

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

### EN-SUITE:

Obscure double glazed window to side, fully tiled shower

cubicle, hand wash basin, low level W/C.

### BEDROOM FOUR: (10' 8" x 9' 9")

Double glazed window to rear, fitted wardrobes, radiator.

### BEDROOM FIVE: (10' 0" x 9' 4")

Double glazed window to front, fitted wardrobes, radiator.

### BEDROOM SIX: (13' 6" x 9' 9")

Double glazed window to front, radiator.

## BATHROOM:

Obscure double glazed window to rear, panel bath with shower, hand wash basin, low level W/C.

## SECOND FLOOR:

### LANDING:

Double glazed window to rear, doors to bedroom one, bedroom three.

### BEDROOM ONE: (18'1" x 13'5")

Dual aspect double glazed windows to front and rear, door to en-suite.

### EN-SUITE:

Double glazed window to front, fully tiled shower cubicle, hand wash basin, low level W/C

### BEDROOM THREE: (18'1" x 11'9")

Dual aspect double glazed windows to front and rear.

## EXTERIOR:

### REAR GARDEN:

Paved patio to immediate rear, double gates to driveway, double length tandem garage with up and over 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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