



## Walkers Close

Chelmsford, CM1 6UW

**Guide Price £500,000**

Freehold  
Tax Band: E



EXTENDED and boasting THREE DOUBLE BEDROOMS with NURSERY / DRESSING RM to bed two, is this spacious detached home with NO ONWARD CHAIN. Also offering a DETACHED GARAGE, ample parking and an UNOVERLOOKED REAR GARDEN, plus an entrance hall & cloakroom, LARGE 21' LOUNGE with adjoining DINING ROOM, kitchen with adjoining UTILITY ROOM, extended bedrooms and family bathroom. Perfectly located within walking distance to local schools, shops and easy access to the city centre. Contact Hamilton Piers of Springfield to view!



# Walkers Close, Chelmsford, CM1 6UW

## Ground Floor:

### Entrance Porch:

Composite entrance door to front, door to entrance hall, radiator.

### Entrance Hall:

Doors to cloakroom, lounge, kitchen, cupboard housing boiler, radiator, stairs to first floor.

### Cloakroom:

Obscure double glazed window to side, low level W/C, wall mounted hand wash basin.

### Kitchen:

11'11" x 8'1" (3.63m x 2.46m)

Double glazed window to rear, door to side, entrance to dining room, open to utility area, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated double oven, electric hob, space for washing machine, radiator.

### Utility Area:

7'1" x 6' (2.16m x 1.83m)

Space for fridge freezer.

### Dining Room:

9' x 8' (2.74m x 2.44m)

Sliding doors to rear, entrance to lounge / family room, radiator.

### Lounge / Family Room:

21' x 14'5" > 8'1" (6.40m x 4.39m > 2.46m)

Double glazed window to front, radiator, fireplace.

## First Floor:

### Landing:

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

### Bedroom One:

17' > 8'1" x 13'2" (5.18m > 2.46m x 4.01m)

Double glazed window to rear, radiator.

### Nursery / Dressing Room

Versatile space that can be used with bedroom two, incl in measurements.

Opens to;

### Bedroom Two:

20' x 8' (6.10m x 2.44m)

Double glazed window to rear, obscure window to side, radiator.

### Bedroom Three:

14'7" x 9'10" (4.45m x 3.00m)

Double glazed window to front, fitted wardrobes, radiator.

### Family Bathroom:

6'5" x 5'5" (1.96m x 1.65m)

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

### Exterior:

#### Rear Garden:

Gated side and rear access, paved patio to immediate rear, door to garage, mature shrubs to border, rest laid to lawn.

#### Garage:

17'7" x 8'1" (5.36m x 2.46m)

Up and over door, power and lighting connected.

#### Front Garden & Parking:

Driveway parking for 3 cars, mature shrubs to border, 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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