



Rainsford Avenue

Chelmsford, CM1 2PJ

£1,250,000

Freehold
Tax Band: F



A SUBSTANTIAL bay-fronted detached family home boasting SIX BEDROOMS with TWO EN SUITES and a LARGE 90' REAR GARDEN, well presented throughout and ideally located within walking distance to the city centre and sought-after schooling. With a spacious entrance hall & cloakroom, THREE RECEPTION ROOMS (incl. a STUDY, spacious lounge and BAY-FRONTED DINING / FAMILY ROOM), utility room, 25' KITCHEN BREAKFAST ROOM, family bathroom & shower room, and driveway parking for several vehicles. Contact Hamilton Piers to view today!



Rainsford Avenue, Chelmsford, CM1 2PJ

Ground Floor:

Entrance Hall:

Entrance door to front, doors to cloakroom, study, kitchen breakfast room, dining room, utility room, double doors to lounge, stairs to first floor, cupboard, two radiators.

Cloakroom:

Obscure double glazed window to side, low level W/C, vanity hand wash basin, chrome towel radiator, part tiled walls, wood effect flooring.

Study:

8'2" x 6'9" (2.49m x 2.06m)

Double glazed sash window to front, radiator.

Dining / Family Room:

14'4" x 13'5" (4.37m x 4.09m)

Double glazed bay sash windows to front, fireplace, radiator.

Kitchen Breakfast Room:

25'5" x 11'3" > 9'10" (7.75m x 3.43m > 3.00m)

Two double glazed windows to side, bi folding doors to rear, range of wall and base units, work surfaces with sink inset, integrated double oven, five ring gas hob with extractor over, fridge freezer, dishwasher, two radiators, part tiled walls, wood effect flooring.

Utility Room:

9'10" x 6'4" (3.00m x 1.93m)

UPVC door to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for fridge freezer, washing machine, tumble dryer, radiator, part tiled walls, tiled flooring.

Lounge:

18'11" x 13'11" (5.77m x 4.24m)

Double glazed sash window and french doors to rear, fireplace, two radiators.

First Floor:

Landing:

Doors to bedroom one, bedroom two, bedroom three, bedroom six, family bathroom, stairs to second floor:

Bedroom One:

23'6" x 10'11" > 9'6" (7.16m x 3.33m > 2.90m)

Double glazed sash bay window to front, door to en-suite, radiator.

En-Suite:

13'3" x 6'2" (4.04m x 1.88m)

Obscure double glazed sash window to rear, fully tiled double shower

cubicle, roll top bath with shower mixer tap, high level W/C, pedestal hand wash basin, towel radiator, part tiled walls, tiled flooring.

Bedroom Two:

25'4" x 14'11" x 11'4" (7.72m x 4.55m x 3.45m)

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

En-Suite:

9'11" x 6'6" (3.02m x 1.98m)

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

Bedroom Six:

8'6" x 7'8" (2.59m x 2.34m)

Double glazed window to front, radiator.

Family Bathroom:

15'10" x 6'9" (4.83m x 2.06m)

Obscure double glazed window to side, fully tiled double shower cubicle, panel bath, vanity hand wash basin, low level W/C, towel radiator, part tiled walls, wood effect flooring.

Second Floor:

Landing:

Double glazed window to front and side, door to bedroom four, bedroom five, two eves cupboards.

Bedroom Four:

13'7" x 12'11" max (4.14m x 3.94m max)

Double glazed window to rear, velux window, door to Jack & Jill shower room, radiator, cupboard.

Bedroom Five:

12'10" x 12'8" > 9'10" (3.91m x 3.86m > 3.00m)

Double glazed window to side, door to Jack & Jill shower room, radiator.

Shower Room:

6'9" x 5'7" (2.06m x 1.70m)

Double glazed window to side, fully tiled shower cubicle, vanity hand wash basin, low level W/C, chrome towel radiator, part tiled walls.

Exterior:

Rear Garden:

Paved patio to immediate rear, gated side access to both sides, rear patio area, door to shed, outdoor kitchen and bbq area, mature shrubs to border, rest laid to lawn, Approx 90'

Frontage & Parking:

Driveway parking for 3 cars, mature shrubs to border.



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.

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