



## Priory Farm Road

Chelmsford, CM3 2NL

**Guide Price £755,000**



Freehold  
Tax Band: G

A HEAVILY EXTENDED & IMPROVED family home that boasts upto FIVE DOUBLE BEDROOMS, four bathrooms (two en suites) and a SUBSTANTIAL 35' KITCHEN / FAMILY ROOM. Also offering an OUTBUILDING / GYM / GAMES ROOM with log burner, an OFFICE, a very spacious 20' lounge, PLAY ROOM, ample GATED driveway parking with garage, and a generous rear garden, also being sold with NO ONWARD CHAIN! Contact Hamilton Piers, Hatfield Peveler's local property experts, to view!



# Priory Farm Road, Chelmsford, CM3 2NL

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR:-

### ENTRANCE HALL:

Entrance door to front, dual aspect double glazed windows to sides, doors to lounge, kitchen diner/family area, shower room, stairs to first floor, radiator, tiled flooring.

### SHOWER ROOM / WC:

Fully tiled shower cubicle, wall mounted hand wash basin, low level W/C, tiled walls and flooring.

### LOUNGE: (20'11" x 11'2")

Double glazed window to front, log burner, radiator, wood flooring, open to:-

### KITCHEN / DINER / FAMILY ROOM: (35'5" x 20'9" > 10'8")

Double glazed bi fold doors and windows to rear, pitched glass roof over dining area, door to utility room, range of wall and base units, square edge work surfaces with large island with sink inset, breakfast bar with seating for 3, integrated microwave, space for American fridge freezer, leisure cooker, dishwasher, two radiators, cupboard, tiled flooring, open to:-

### PLAY ROOM / BEDROOM FIVE\*: (11'6" x 9'11")

Double glazed window to front, feature fire, radiator, tiled flooring. \*Could be used as fifth bedroom if required, subject to installing a door.

### UTILITY ROOM: (8'2" x 5'3")

Stable door to side, door to study/office, range of wall and base units, rolled edge work surfaces, space for washing machine, tumble dryer, tiled flooring.

### STUDY / OFFICE: (8'4" x 7'3")

Double glazed window to side, radiator, wood effect flooring.

## FIRST FLOOR:-

### LANDING:

Door to bedroom one, bedroom two, bedroom three, bedroom four, family bathroom, airing cupboard housing immersion tank.

### BEDROOM ONE: (16'2" x 13'5")

Double glazed window to rear, door to en-suite, door to walk in wardrobe, loft access, radiator.

### WALK IN WARDROBE / DRESSING ROOM: (16'2" x 4')

A very large wardrobe (or dressing room).

### EN-SUITE:

Obscure double glazed window to side, fully tiled double shower cubicle, low level W/C, vanity hand wash basin, chrome towel radiator, tiled flooring.

### BEDROOM TWO: (15'7" x 11'1")

Double glazed window to front, double doors to en-suite, radiator, wood effect

flooring.

### EN-SUITE:

Obscure double glazed window to rear, fully tiled shower cubicle, low level W/C, vanity hand wash basin, radiator, wood flooring.

### BEDROOM THREE: (13'7" x 10'2")

Double glazed window to front, radiator, wardrobe.

### BEDROOM FOUR: (13'5" x 7'9")

Double glazed window to front, radiator. (Currently being used as a walk in wardrobe)

### FAMILY BATHROOM:

Obscure double glazed window to side, free standing bath with shower mixer tap, low level W/C, vanity hand wash basin, tiled flooring.

## EXTERIOR:-

### FRONT GARDEN:

Gated shingled driveway for 4+ Cars, garage/storage area with barn style doors.

### REAR GARDEN:

Paved patio to immediate rear, decking area with space for either a hot tub or fire pit, child's play house, two sheds to rear, gated side access, mature shrubs and trees to border, rest laid to lawn, approx 50' x 50', door to:

### OUTBUILDING / GAMES ROOM / GYM: (13'1" x 6'7")

A versatile outbuilding in a high quality finish, ideal as an outside office, gym, studio etc.

With dual aspect double glazed windows to front and side, log burner, tiled flooring, insulated with power connected.

## AGENTS NOTES:

Viewings strictly by appointment only - please call Hamilton Piers to view (your area's multi award winning property experts).

## DISCLAIMER:

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