



## Kings Road

Chelmsford, CM1 4HP

**£370,000**

Freehold  
Tax Band:



Within a **SHORT WALK TO THE CITY CENTRE** and its mainline train station and being sold with **NO ONWARD CHAIN** is this spacious semi detached home. Offering a private garden with **OUTSIDE OFFICE / GYM** and **EXCELLENT POTENTIAL TO EXTEND**, a spacious lounge diner, refitted kitchen, **THREE GOOD SIZED BEDROOMS**, family bathroom and **DRIVEWAY PARKING** for 2 cars. also located within walking distance to popular local schooling and Chelmsford's Grammar school. Contact Hamilton Piers to view!



# Kings Road, Chelmsford, CM1 4HP

---

## Ground Floor:

### Entrance Hall:

Entrance door to side, doors to lounge diner, kitchen, cupboard, stairs to first floor, radiator, wood effect flooring.

### Lounge Diner:

20'1" x 12' x 10'1" (6.12m x 3.66m x 3.07m)

Two double glazed windows to front, two radiators, wood effect flooring.

### Kitchen:

14'5" x 7'1" (4.39m x 2.16m)

Double glazed and obscure double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, gas hob, space for fridge freezer, dishwasher, washing machine, boiler to wall, door to rear, radiator, part tiled walls, wood effect flooring.

## First Floor:

### Landing:

Double glazed window to side, doors to bedroom one, bedroom two, bedroom three, family bathroom, separate W/C.

### Bedroom One:

11' x 10'2" (3.35m x 3.10m )

Double glazed window to front, fitted wardrobes, radiator.

### Bedroom Two:

10'1" x 8'9" (3.07m x 2.67m)

Double glazed window to front, radiator, fitted wardrobes.

### Bedroom Three:

9'3" x 9' > 7'5" (2.82m x 2.74m > 2.26m )

Double glazed window to rear, cupboard, radiator.

### Family Bathroom:

5'10" x 5'4" (1.78m x 1.63m)

Obscure double glazed window to rear, panel bath with shower over, vanity hand wash basin, part tiled walls, towel radiator.

## Separate W/C:

Obscure double glazed window to side, low level W/C, radiator.

## Exterior:

### Rear Garden:

Paved patio, gated side access, shed, storage, door to office, mature shrubs to border, rest laid to lawn.

### Office:

Double glazed window to side, power, lighting and internet conneted, insulated.

### Front Garden & Parking:

Driveway parking for two cars, mature shrubs, rest laid to lawn.



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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

