



Watchouse Road

Tax Band:

Chelmsford, CM2 8PT

£450,000



Being sold with NO ONWARD CHAIN is this EXTENDED semi detached home boasting an UNOVERLOOKED 105' REAR GARDEN, three good sized bedrooms, four piece bathroom, SPACIOUS LOUNGE, dining / PLAY ROOM, cloakroom, UTILITY ROOM, kitchen and driveway parking for 4+ cars. Ideally located close to local schooling, shops and easy access to the city centre. Contact Hamilton Piers to view!



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Ground Floor:

Entrance Hall:

UPVC entrance door to front, doors to kitchen, dining room, lounge, cupboard, radiator, stairs to first floor, wood effect flooring.

Lounge:

12'11" x 11'11" (3.94m x 3.63m)

Double glazed sliding doors to rear, freplace, radiator, wood effect flooring.

Dining Room:

12'11" x 9'11" (3.94m x 3.02m)

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

Kitchen:

9'11" x 8'10" (3.02m x 2.69m)

Double glazed window to side, range of wall and base units, rolled edge work surfaces with sink inset, integrated low level oven, electric hob with extractor over, space for dishwasher, entrance to inner hall, radiator, cupboard, part tiled walls.

Inner Hall:

UPVC door to sides, doors to cloakroom, utility room, tiled flooring.

Cloakroom:

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

Utility Room:

9'7" x 7'6" max (2.92m x 2.29m max)

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

First Floor:

Landing:

Double glazed window to side half landing, doors to bedroom one, bedroom two, bedroom three, family bathroom, cupboard housing boiler, loft access.

Bedroom One:

12'11" 12'2" (3.94m 3.71m)

Double glazed window to rear, fitted wardrobes, radiator, wood effect flooring.

Bedroom Two:

12'11" x 9'11" (3.94m x 3.02m)

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

Bedroom Three:

8'10" x 6'9" (2.69m x 2.06m)

Double glazed window to front, cupboard, radiator, wood effect flooring.

Family Bathroom:

10'3" x 5'6" (3.12m x 1.68m)

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

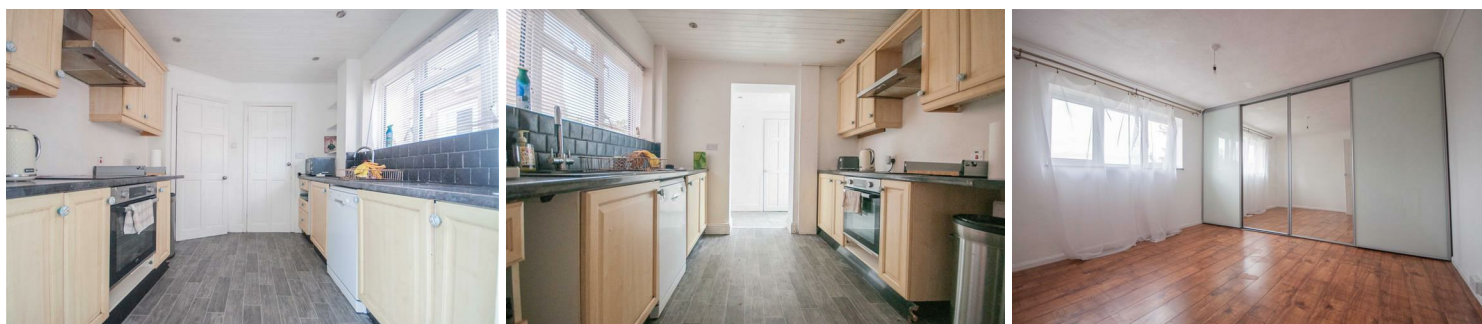
Exterior:

Rear Garden:

Paved patio to immediate rear, path to rear shed, gated side and rear access, approx 105', one parking space to rear.

Frontage & Parking:

Paved driveway parking for 4+ cars, mature shrubs to border.



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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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