



## Rainsford Avenue

Chelmsford, CM1 2PJ

**Asking Price £800,000**

Freehold  
Tax Band:



Within a short walk to the CITY CENTRE is this VERY SPACIOUS & VERY UNIQUE detached bungalow, set on a GENEROUS PLOT with gated driveway parking for upto 8 CARS, a detached garage and excellent potential to EXTEND or DEVELOP, stpp, with some works remaining to create the new kitchen\*. Internally the property currently offers FOUR DOUBLE BEDROOMS with TWO EN-SUITES, an entrance hall, dining room, an IMPRESSIVE 25' SPLIT-LEVEL LIVING AREA, utility room (currently used as kitchen) & shower room Located close to Chelmsford's grammar schools and mainline train station. Contact Hamilton Piers to view!





# Rainsford Avenue, Chelmsford, CM1 2PJ

## Ground Floor:

### Entrance Hall:

Entrance door to front, door to dining room, entrance to lounge, radiator, wood flooring.

### Dining Room:

13'5" x 9'9" (4.09m x 2.97m)

Double glazed window to front, door to kitchen, radiator, wood flooring.

### Utility Room (Currently used as Kitchen):

13'5" x 5'3" (4.09m x 1.60m)

Range of base units, rolled edge work surfaces with sink inset, integrated double oven, space for fridge freezer, washing machine, dishwasher.

\*\*\*NEW KITCHEN - planning permission granted and space already incorporated in the courtyard to create the new kitchen - viewing advised to understand the setup.

### Lounge / Family Room:

25" x 22' > 11'5" (7.62m x 6.71m > 3.48m)

An impressive sized split-level living area with Double glazed windows and doors to side and front, doors to bedroom one, bedroom two, bedroom three, bedroom four, shower room.

### Bedroom One:

17'2" > 13'1" x 11'6" (5.23m > 3.99m x 3.51m)

Two double glazed windows to rear, double glazed window to side, door to en-suite, cupboards, radiator.

### En-Suite:

7'8" x 5'9" (2.34m x 1.75m)

Obscure double glazed window to front, panel bath with shower over, low level W/C, wall mounted hand wash basin, towel radiator, part tiled walls, tiled flooring.

### Bedroom Two:

16'7" x 11'7" (5.05m x 3.53m)

Dual aspect double glazed windows to front, and side, radiator.

### Bedroom Three:

11'9" x 11'6" (3.58m x 3.51m)

Two double glazed windows to rear, fully tiled walk in shower, radiator, woodflooring.

### Bedroom Four:

11'10" x 9'8" (3.61m x 2.95m)

Double glazed window to front and rear, radiator, wood flooring.

### Shower Room:

7'8" x 5'1" (2.34m x 1.55m)

Obscure double glazed window to rear, fully tiled walk in shower cubicle, low level W/C, wall mounted hand wash basin, low level W/C, part tiled walls, wood flooring.

### Exterior:

#### Front Garden:

Path from entrance door to driveway & garage, mature shrubs to border, rest laid to lawn, side access to rear garden.

#### Rear Garden:

Mature shrubs to border, rest laid to lawn.

#### Garage & Driveway:

Gated driveway for up to 8 cars, detached garage with up barn style doors.

#### Courtyard:



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

