



## Rookery Close

Chelmsford, CM3 2DF

Freehold  
Tax Band: D

**By Auction £375,000**



\*\*\*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £375,000\*\*\*Offering an IMPRESSIVE, UN-OVERLOOKED 120' PLOT is this detached bungalow, located in this quiet turning in Hatfield Peverel- close to its mainline train station! Being sold with NO ONWARD CHAIN and HEAPS OF POTENTIAL to extend or update. Further offering THREE DOUBLE BEDROOMS with EN-SUITE to master bedroom, an IMPRESSIVE 21'6" LOUNGE DINER, re-fitted kitchen, conservatory, family bathroom, POTENTIAL TO EXTEND (STP), plus a DETACHED GARAGE and driveway parking. Contact Hamilton Piers to view! Immediate 'exchange of contracts' available  
Being sold via 'Secure Sale'





# Rookery Close, Chelmsford, CM3 2DF

## Ground Floor:

### Entrance Hall:

Entrance door to front, doors to lounge diner, kitchen, doors to bedroom one, bedroom two, bedroom three, family bathroom, airing cupboard, cupboard, loft access, radiator.

### Lounge Diner:

21'6" max x 15' (6.55m max x 4.57m)

Dual aspect double glazed windows to rear and side, French doors to side, two radiators, fireplace.

### Kitchen:

12'1" x 7'6" (3.68m x 2.29m)

Double glazed window to rear, door to conservatory, range of wall and base units, square edge work surfaces with sink inset, integrated fridge, low level oven, microwave, induction hob with extractor over, space for washing machine.

### Conservatory:

7'6" x 5'10" (2.29m x 1.78m)

Double glazed roof, double glazed windows to front, rear and side, door to rear.

### Bedroom One:

13'4" x 11' (4.06m x 3.35m)

Double glazed window to front, door to en-suite, radiator, vanity hand wash basin.

### En-Suite:

Obscure double glazed window to side fully tiled shower cubicle, low level W/C, radiator.

### Bedroom Two:

10'4" x 9'9" (3.15m x 2.97m)

Double glazed window and door to rear, radiator.

### Bedroom Three:

10'3" x 7'9" (3.12m x 2.36m)

Double glazed window to front, radiator.

## Family Bathroom:

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

Obscure double glazed window to side, panel bath, low level W/C, pedestal hand wash basin, radiator, tiled walls.

## Exterior:

### Rear Garden:

Paved patio to immediate rear, door to garage, gated side access, mature shrubs to border, rest laid to lawn, 120' max width.



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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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