



## Rookery Close

Chelmsford, CM3 2DF

**Offers In Excess Of £375,000**

Freehold  
Tax Band: D



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!



## 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.



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