



## Woodland Close

Chelmsford, CM3 2DA

Freehold  
Tax Band: F

**Offers In Excess Of £650,000**



Boasting a **DOUBLE GARAGE** with driveway parking for 6 CARS and an **UNOVERLOOKED GARDEN** (overlooking **FIELDS!**) is this spacious and well presented detached family home with **FOUR GOOD-SIZED BEDROOMS** - ideally located close to the village's mainline train station, schooling and amenities. Further boasting a **STUDY / PLAY ROOM**, entrance hall & cloakroom, **LARGE 22' LOUNGE**, conservatory, refitted kitchen with adjoining **UTILITY ROOM**, modern family bathroom and **EN SUITE** to the master! Contact Hatfield Peverel's property experts, Hamilton Piers, to view!





# Woodland Close, Chelmsford, CM3 2DA

## Ground Floor:

### Entrance Hall:

Composite entrance door to front, double glazed window to front, doors to lounge diner, study, utility room, cloakroom, cupboard, radiator, wood effect flooring.

### Cloakroom:

Obscure double glazed window to side, low level W/C, wall mounted hand wash basin, chrome towel radiator, tiled walls.

### Study:

9'4" x 7'6" (2.84m x 2.29m)

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

### Lounge Diner:

22'4" x 14'2" > 10'11" (6.81m x 4.32m > 3.33m)

Double glazed window to side and rear, French doors to conservatory, feature fireplace. two radiators.

### Conservatory:

13'1" x 12' (3.99m x 3.66m)

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

### Utility Room:

10'8" x 6'2" (3.25m x 1.88m)

Double glazed window to front, door to side, range of wall and base units, square edge work surfaces, space for washing machine, tumble dryer, entrance to kitchen.

### Kitchen:

10'11" x 9'11" (3.33m' x 3.02m)

Double glazed window to rear, range of wall and base units, square edge work surfaces with stainless steel sink inset, integrated hob with stainless steel splash back and extractor over, low level oven, dishwasher, space for American fridge freezer, radiator.

## First Floor:

## Landing:

Double glazed window to front, doors to bedroom one, bedroom two, bedroom three, bedroom four, family bathroom, loft access.

### Bedroom One:

14'4" x 12'3" (4.37m x 3.73m )

Double glazed windows to rear and side, fitted wardrobes, door to en-suite, radiator.

### En-Suite:

7'11" x 3' (2.41m x 0.91m)

Obscure double glazed window to rear, fully tiled shower cubicle, wall mounted hand wash basin, chrome towel radiator, low level W/C, tiled walls, wood effect flooring.

### Bedroom Two:

11'1" x 9'11" (3.38m' x 3.02m)

Double glazed window to rear, radiator.

### Bedroom Three:

11' x 6'5" (3.35m x 1.96m)

Double glazed window to rear, cupboard, radiator.

### Bedroom Four:

9'5" x 7'5" (2.87m x 2.26m)

Double glazed window to front, radiator.

### Family Bathroom:

9' x 6'10" (2.74m x 2.08m)

Obscure double glazed window to side, fully tiled shower cubicle, panel bath, low level W/C, vanity hand wash basin, chrome towel radiator, tiled walls and flooring.

## Exterior:

### Rear Garden:

Paved patio to immediate rear and side, gated side access, door to double garage, mature shrubs to border, rest laid to lawn.

### Frontage, Double Garage & Parking:

Driveway parking for 6 up to 6 cars, double garage with up and over door, mature shrubs.



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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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