



## Chichester Drive

Chelmsford, CM1 7RY

**£530,000**

Freehold  
Tax Band: E



Being sold with NO ONWARD CHAIN is this EXTENDED detached family home, boasting an UN-OVERLOOKED 95' REAR GARDEN, situated in this highly regarded road - within a short walk from Chelmsford city centre & it's mainline train station! Further boasting a SPACIOUS 17'5" FAMILY / PLAY ROOM, re-fitted kitchen, SEPARATE DINING ROOM, spacious lounge, ample driveway parking with DETACHED GARAGE. Contact Hamilton Piers to view!





## Ground Floor:

### Entrance Porch:

UPVC entrance door to front, obscure double glazed window to side, doors to entrance hall.

### Entrance Hall:

Double glazed window to side, doors to cloakroom, kitchen, lounge, cupboard, stairs to first floor, radiator.

### Cloakroom:

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

### Kitchen:

10' x 9'2" (3.05m x 2.79m)

Double glazed window to side, doors to dining room, sitting / play room, range of wall and base units, rolled edge work surfaces with sink inset, integrated fridge, low level double oven, gas hob with extractor over, dishwasher, part tiled walls, tiled flooring.

### Lounge:

13'10" x 12' (4.22m x 3.66m)

Double glazed window to front, fireplace, radiator.

### Dining Room:

11'4" x 8' (3.45m x 2.44m)

Double glazed sliding door to sitting / play room, double doors to lounge, radiator.

### Family / Play Room:

17'5" x 13'1" > 8'1" (5.31m x 3.99m > 2.46m)

Double glazed windows to rear and sides, French doors to rear, feature fireplace, wood effect flooring.

## First Floor:

### Landing:

Obscure double glazed window to side, door to bedroom one, bedroom two, bedroom three, shower room, loft access.

### Bedroom One:

15'2" x 10'7" (4.62m x 3.23m)

Double glazed window to front, fitted wardrobes, radiator.

### Bedroom Two:

10'7" x 10'4" (3.23m x 3.15m)

Double glazed window to rear, radiator.

### Bedroom Three:

9'8" x 7'4" (2.95m x 2.24m)

Double glazed window to front, fitted wardrobes, radiator.

### Shower Room:

8'2" x 7'3" (2.49m x 2.21m)

Obscure double glazed window to rear, fully tiled shower cubicle, vanity hand wash basin, low level W/C, chrome towel radiator, part tiled walls.

### Exterior:

#### Rear Garden:

Paved patio to immediate rear, door to garage, gated side access, mature shrubs to border, rest laid to lawn, approx 95'.

#### Garage:

Up and over door.

#### Frontage & Parking:

Paved driveway parking for up to 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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