



Third Avenue

Chelmsford, CM1 4EY

£575,000

Freehold
Tax Band: D



Located in the very highly regarded "Avenues", within walking distance to the city centre, is this EXTENDED 1930's semi detached home being sold with NO ONWARD CHAIN. Offering an entrance hall & cloakroom, SPACIOUS BAY-FRONTED LOUNGE, separate dining / FAMILY ROOM, conservatory, re-fitted kitchen & LARGE 22' UTILITY ROOM, family bathroom, THREE GOOD-SIZED BEDROOMS, private rear garden, driveway parking and garage with POTENTIAL TO EXTEND over or convert (stpp). Close to Chelmsford's Grammar Schools and local shops/amenities. Contact Hamilton Piers to view today!



Ground Floor:

Entrance Hall:

Entrance door to front, doors to cloakroom, lounge, dining room, kitchen, stairs to first floor, radiator, wood effect flooring.

Cloakroom:

Low level W/C, wall mounted hand wash basin, wood effect flooring.

Lounge:

13'7" x 10'9" (4.14m x 3.28m)

Double glazed bay window to front, fireplace, radiator.

Dining / Family Room:

16'10" x 9'11" (5.13m x 3.02m)

Double glazed French doors to conservatory, fireplace, radiator.

Conservatory:

9'9" x 9'5" (2.97m x 2.87m)

Double glazed roof, French doors to side, double glazed windows to side and rear.

Kitchen:

13' x 8'6" (3.96m x 2.59m)

Double glazed window and door to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated dishwasher, fridge and freezer, space for cooker, door to utility room, radiator, wood effect flooring.

Utility / Laundry Room:

22'3" x 6'2" > 5'2" (6.78m x 1.88m > 1.57m)

A very large utility room with potential to partition to create an additional room.

Double glazed window to rear, door to garage, range of wall and base units, rolled edge work surfaces, space for washing machine, tumble dryer, radiator.

First Floor:

Double glazed window to side, doors to bedroom one, bedroom two, bedroom three, family bathroom, cupboard, loft access.

Bedroom One:

13'11" x 10'4" (4.24m x 3.15m)

Double glazed window to front, radiator.

Bedroom Two:

12' x 9'11" (3.66m x 3.02m)

Double glazed window to rear, radiator.

Bedroom Three:

8'6" x 6'9" (2.59m x 2.06m)

Double glazed window to rear, radiator.

Family Bathroom:

6'9" x 6'2" (2.06m x 1.88m)

Obscure double glazed window to front, p shaped bath with shower over, pedestal hand wash basin, low level W/C, towel radiator, tiled walls and flooring.

Exterior:

Rear Garden:

Paved patio to immediate rear, decking area to rear, gated side access, mature shrubs to border, rest laid to lawn.

Garage & Parking:

Paved driveway parking for 3 cars, garage with up and over door.



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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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