



## Perry Hill

Chelmsford, CM1 7RD

**£540,000**

Freehold  
Tax Band: D



A stunning, spacious and EXTENDED townhouse, located on a GENEROUS CORNER PLOT within a very short walk to the CITY CENTRE! Boasting an IMPRESSIVE & NEWLY FITTED 23' KITCHEN / DINER / LIVING AREA and a LARGE 21' LOUNGE. Plus an entrance hall, cloakroom, utility/laundry room, FOUR GOOD-SIZED BEDROOMS with EN SUITE to master, modern family bathroom, GENEROUS, UNOVERLOOKED GARDEN and ample driveway parking, plus excellent potential to extend further or develop to the side, stpp. Contact Hamilton Piers to view!





# Perry Hill, Chelmsford, CM1 7RD

## Ground Floor:

### Entrance Hall:

Composite entrance door to front, doors to cloakroom, utility room, kitchen diner, stairs to first floor, radiator.

### Cloakroom:

Obscure double glazed window to front, low level W/C, vanity hand wash basin, radiator, tiled flooring.

### Utility / Laundry Room:

12'6" x 8'10" (3.81m x 2.69m)

Range of wall and base units, rolled edge work surfaces, space for American fridge freezer, washing machine, tumble dryer.

### Kitchen / Diner / Family Room:

23'3" x 16'9" (7.09m x 5.11m)

A very spacious open plan kitchen with lounge/family/dining area. Double glazed window to side, French doors to rear, range of wall and base units, square edge work surfaces with sink inset, integrated dishwasher, double oven, induction hob with glass splash back and extractor over, radiator, part tiled walls, Amitico flooring.

## First Floor:

### Hallway:

Doors bedroom one, radiator, open to:-

### Lounge:

21' > 14'6" x 17'3" (6.40m > 4.42m x 5.26m)

A large lounge / family room with double glazed sliding door to balcony, double glazed window to side, stairs to second floor, radiator.

### Bedroom One:

13'8" x 10'6" (4.17m x 3.20m)

Double glazed window to rear, door to en-suite, fitted wardrobes, radiator.

### En-Suite:

6'11" x 6'5" (2.11m x 1.96m)

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

## Second Floor:

### Landing:

Doors to bedroom two, bedroom three, bedroom four, family bathroom, radiator, loft access.

### Bedroom Two:

12'1" x 10' (3.68m x 3.05m)

Double glazed window to front, fitted wardrobes, radiator.

### Bedroom Three:

11'9" x 10' (3.58m x 3.05m)

Double glazed window to rear, radiator, fitted wardrobes.

### Bedroom Four:

7'4" x 6'10" (2.24m x 2.08m)

Double glazed window to front, radiator, cupboard.

### Family Bathroom:

6'8" > 5'9" x 5'10" (2.03m > 1.75m x 1.78m)

Obscure double glazed window to rear, panel bath with shower over, vanity hand wash basin, low level W/C, part tiled walls, tiled flooring.

## Exterior:

### Rear Garden:

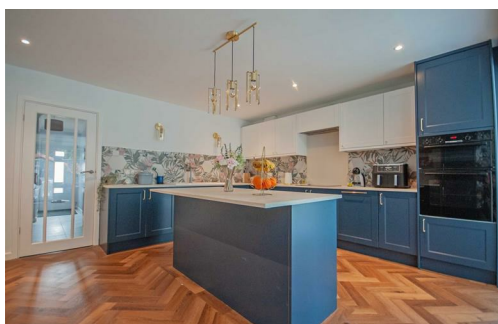
Paved patio to immediate rear, mature shrubs to border, rest laid to lawn, door to shed, gated side access.

### Frontage, Driveway & Garage:

A generous frontage with brick paved driveway for ample cars, gated access to garden, part-garage with up and over door to small storage area.

## Agents Notes:

Contact Hamilton Piers to view.



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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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