



Hill Road

Chelmsford, CM2 6HW

Freehold
Tax Band: C

Guide Price £375,000



Within a SHORT WALK TO THE CITY CENTRE is this ABSOLUTELY IMMACULATE Victorian home that boasts a BEAUTIFUL 80' REAR GARDEN and a SUBSTANTIAL DUAL-ASPECT 23' LOUNGE with dining area. Plus a refitted STYLISH KITCHEN, a stunning four piece family bathroom, TWO DOUBLE BEDROOMS, many character/period features (incl. fireplaces, sash windows and original restored wooden flooring!) and on street parking. Contact Hamilton Piers of Chelmsford to view!



GROUND FLOOR:-

ENTRANCE HALL:-

Entrance door onto hall with door to lounge/diner and stairs to first floor.

LOUNGE DINER:-

23'03" x 10'07" (7.09m x 3.23m)

An impressive sized reception space comprising of;

LOUNGE AREA:-

11'05" x 10'02" (3.48m x 3.10m)

Dual aspect with sash window to front and double glazed french doors to garden at rear, open period fireplace, radiator, wood effect flooring.

DINING AREA:-

11'03" x 10'07" (3.43m x 3.23m)

Storage cupboard, period feature fireplace, wood effect flooring, radiator, door to kitchen.

KITCHEN:-

12'03" x 6'11" (3.73m x 2.11m)

Double glazed french doors to garden at rear, square edge work tops with sink undermount and central mixer tap, matching wall and base units with integrated washing machine and space for fridge/ freezer, free standing gas hob with electric oven, tiled flooring.

FIRST FLOOR:-

LANDING:-

Doors to bedroom one, bedroom two, family bathroom, storage cupboard, loft hatch and storage cupboard.

BEDROOM ONE:-

13'07" x 11'05" (4.14m x 3.48m)

Two sash windows to front, period feature fireplace, two radiators, original wood flooring.

BEDROOM TWO:-

11'06" x 8'01" (3.51m x 2.46m)

Sash window to rear, period feature fireplace, built in wardrobe, original wood flooring, radiator.

BATHROOM:-

12'02" x 6'10" (3.71m x 2.08m)

Sash window to rear, luxury four piece bathroom with freestanding bath, his and hers vanity hand wash basins, shower and low level W/C. Fully tiled, storage cupboard housing boiler.

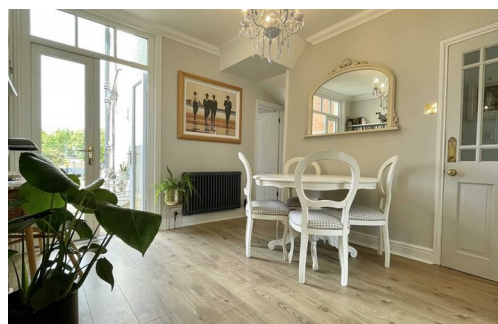
EXTERIOR:-

GARDEN:-

Decked area to immediate rear of property onto laid lawn with shingle and paved pathway to left hand side and mature shrubs to the right, separate shingle seating area to the end of the garden, wooden storage shed, side gate.

FRONTAGE & PARKING:-

Private gated entrance with small courtyard to front, parking is on street & permit.



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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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