



## Falmouth Road

Chelmsford, CM1 6HZ

Freehold  
Tax Band:

**Guide Price £490,000**



An EXTENDED four bedroom home located in the heart of Old Springfield, offering SPACIOUS & VERSATILE ACCOMMOATION including a 19' lounge, 19' MODERN KITCHEN DINER, conservatory, SNUG / PLAY ROOM and separate STUDY, ground-floor cloakroom, refitted bathroom, good-sized bedrooms, first-floor laundry/utility room, DRIVEWAY FOR 3 CARS and a generous-sized rear garden. Ideally located within walking distance to local schools, shops and the city centre! Contact Hamilton Piers of Springfield to view today!





# Falmouth Road, Chelmsford, CM1 6HZ

## Entrance Porch:

Composite entrance door to front, open to:-

## Lounge:

19'9" x 14'3" > 10'11" (6.02m x 4.34m > 3.33m)

A spacious 19' long room with double glazed window to front, doors to kitchen diner, stairs to first floor, cupboard.

## Kitchen Diner:

19'9" x 17'5" > 8'7" (6.02m x 5.31m > 2.62m)

Dual aspect double glazed windows to rear and side, entrance to conservatory, entrance to play room / snug, range of wall and base units, square edge work surfaces with stainless steel sink inset, integrated induction hob with extractor over, double oven, space for dishwasher, american style fridge freezer, radiator, tiled flooring.

## Conservatory:

9'10" x 7'6" (3.00m x 2.29m)

Double glazed windows to rear and side, door to side.

## Play Room / Snug:

8'10" x 6'7" (2.69m x 2.01m)

Bi-folding doors to rear, doors to cloakroom, study, radiator.

## Cloakroom:

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

## Study:

6'9" x 6'5" (2.06m x 1.96m)

Double glazed window to front, radiator.

## First Floor:

### Landing:

Doors to bedroom one, bedroom two, bedroom three, bedroom four, family bathroom, utility room, loft access.

## Bedroom One:

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

Double glazed window to front, radiator.

## Bedroom Two:

11'1" x 8'5" (3.38m x 2.57m)

Double glazed window to rear, radiator.

## Bedroom Three:

14' > 11'1" x 6'9" (4.27m > 3.38m x 2.06m)

Double glazed window to front, radiator.

## Bedroom Four:

8'9" x 8' (2.67m x 2.44m)

Double glazed window to front, radiator.

## Family Bathroom:

8'2" x 5'4" (2.49m x 1.63m)

Two obscure double glazed windows to rear, p shaped bath with shower over, pedestal hand wash basin, low level W/C, chrome towel radiator, tiled walls and flooring.

## Laundry / Utility Room:

6'9" x 6'1" > 5'6" (2.06m x 1.85m > 1.68m)

Double glazed window to rear, rolled edge work surface with space for washing machine and tumble dryer.

## Exterior:

### Rear Garden:

Paved patio to immediate rear, rest laid to lawn.

### Frontage & Parking:

Paved driveway parking for 3 cars.



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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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