



## Greenways

Chelmsford, CM1 4EF

**£475,000**

Freehold  
Tax Band: D



Offered for sale with NO ONWARD CHAIN is this EXTENDED Semi-detached home with excellent potential to EXTEND further (STP), boasting a private 135' REAR GARDEN, separate dining room, SPACIOUS LOUNGE, re-fitted kitchen, conservatory/UTILITY ROOM, three good sized bedrooms, TWO RE-FITTED SHOWER ROOMS, driveway parking for 3 cars, all within easy walking/cycling to Chelmsford city centre & mainline train station. Contact Hamilton Piers to view!





# Greenways, Chelmsford, CM1 4EF

## Ground Floor:

### Entrance Hall:

Entrance door to side, doors to shower room, lounge, dining room, kitchen, pantry, stairs to second floor, wood effect flooring.

### Shower Room:

9'2" x 4'11" (2.79m x 1.50m)

Obscure double glazed window to side, double shower cubicle, low level W/C, wall mounted hand wash basin, chrome towel radiator.

### Lounge:

13'7" x 12'9" > 10'2" (4.14m x 3.89m > 3.10m)

Double glazed bay window to front, radiator, fireplace.

### Dining Room:

12'6" x 10'7" (3.81m x 3.23m)

Double glazed window to rear, gas fire, radiator, understairs storage.

### Kitchen:

9' x 5'11" (2.74m x 1.80m)

Window to side, door to conservatory/utility room, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for under counter fridge, cooker, with extractor over, radiator, part tiled walls, wood effect flooring.

### Conservatory/Utility Room:

17'2" x 6'10" (5.23m x 2.08m)

UPVC roof, windows to rear and side, range of base units, space for dishwasher, washing machine, tumble dryer, door to rear, wood effect flooring.

## First Floor:

### Landing:

Doors to bedroom one, bedroom two, bedroom three, shower room, loft access with loft ladder which is boarded with a separate room.

### Bedroom One:

13'2" x 13'1" > 10'1" (4.01m x 3.99m > 3.07m)

Double glazed window to front, fitted wardrobes, radiator.

### Bedroom Two:

9'7" x 9'5" (2.92m x 2.87m)

Double glazed window to rear, fitted wardrobes with immersion tank, radiator.

### Bedroom Three:

9'5" x 7' (2.87m x 2.13m)

Double glazed window to rear, radiator.

### Shower Room:

6' x 5'7" (1.83m x 1.70m)

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

### Rear Garden:

Paved patio to immediate rear, gated side access, decking area, door to summerhouse, shed, mature shrubs to border, rest laid to lawn, approx 135'.



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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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