



## Camellia Close

Chelmsford, CM1 6QZ

**Guide Price £400,000**

Freehold  
Tax Band: C



Offered for sale is this EXTENDED IMMACULATE semi detached home boasting THREE GOOD SIZED BEDROOMS, spacious lounge diner, MODERN KITCHEN & BATHROOM, entrance hall and cloakroom, STUDY, private rear garden, driveway parking with garage/storage, ideally located within a short walk to local schools & shops. Contact Hamilton Piers to view!





# Camellia Close, Chelmsford, CM1 6QZ

## Ground Floor:

### Entrance Hall:

Composite entrance door to front, UPVC door to rear, doors to cloakroom, study, lounge diner, cupboard, tiled flooring, under floor heating.

### Study:

7'3" x 6'4" (2.21m x 1.93m)

Radiator, wood effect flooring.

### Cloakroom:

Obscure double glazed window to front and side, low level W/C, vanity hand wash basin, part tiled walls, tiled flooring, under floor heating.

### Lounge Diner:

22'1" x 16'2" > 7'5" (6.73m x 4.93m > 2.26m)

Dual aspect double glazed windows to front and rear, sliding door to rear, doors to kitchen, cupboard, cupboards, stairs to first floor, two radiators, part wood effect flooring.

### Kitchen:

8'4" x 8' (2.54m x 2.44m)

Double glazed window to front, range of wall and base units, square edge work surfaces with sink inset, integrated double oven, induction hob with extractor over, fridge freezer, slimline dishwasher, space for washing machine, part tiled walls, tiled flooring.

## First Floor:

### Landing:

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

### Bedroom One:

11'8" x 9'9" > 8'10" (3.56m x 2.97m > 2.69m)

Two double glazed windows to rear, radiator.

### Bedroom Two:

10'4" x 9'6" > 8'2" (3.15m x 2.90m > 2.49m)

Two double glazed windows to rear, radiator.

### Bedroom Three:

10'9" x 6'8" (3.28m x 2.03m)

Double glazed windows to front, radiator.

### Family Bathroom:

7'3" x 5'7" (2.21m x 1.70m)

Obscure double glazed window to front, panel bath with shower over, vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls.

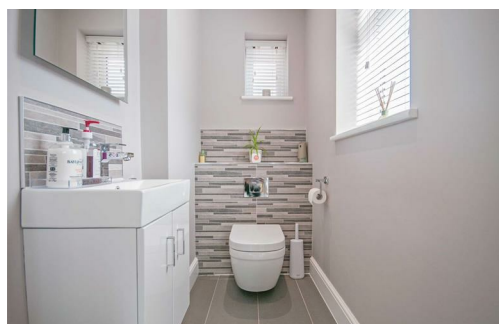
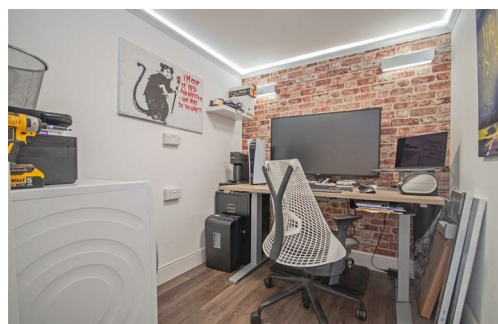
## Exterior:

### Rear Garden:

Patio to immediate rear, decking area to rear, gated side access, door to shed, mature shrubs, rest laid to lawn.

### Frontage, Parking & Garage:

Driveway parking, garage / storage 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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