



## Partridge Green

Chelmsford, CM1 7EX

**Guide Price £600,000**

Freehold  
Tax Band: C



Offered for sale is this EXTENDED semi detached home, boasting FOUR GOOD SIZED BEDROOMS, with EN-SUITE to master bedroom, spacious lounge, separate dining room, fitted kitchen, UTILITY ROOM, detached DOUBLE GARAGE / car port with ample driveway parking, UNOVERLOOKED private rear garden, with excellent potential to extend (STP). Contact Hamilton Piers to view!





# Partridge Green, Chelmsford, CM1 7EX

## Ground Floor:

### Entrance Hall:

Entrance door to front, double glazed window to side, doors to lounge, kitchen, two cupboards, underfloor heating, tiled flooring.

### Lounge:

14'8" x 12'3" (4.47m x 3.73m)

Double glazed sliding door to rear, stairs to first floor, two radiators, wood flooring.

### Kitchen:

15'7" x 11'10" > 10'4" (4.75m x 3.61m > 3.15m)

Dual aspect double glazed windows to front and rear, entrance to dining room, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for Rangemaster cooker, fridge freezer, radiator, part tiled walls, tiled flooring.

### Dining Room:

13'1" x 12'2" (3.99m x 3.71m)

Double glazed window to front, door to utility room, two radiators, wood flooring.

### Utility Room:

7'8" x 4'10" (2.34m x 1.47m)

Double glazed window to rear, door to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for washing machine, fridge freezer, door to cloakroom, part tiled walls, tiled flooring.

### Cloakroom:

Obscure double glazed windows to side, low level W/C, wall mounted hand wash basin, radiator, tiled flooring.

## First Floor:

### Landing:

Three double glazed window to front, doors to bedroom one, bedroom two, bedroom three, bedroom four, family bathroom, airing cupboard, loft access.

### Bedroom One:

12'4" x 11'11" (3.76m x 3.63m)

Double glazed window to rear, vaulted ceiling, door to ensuite, radiator, wood flooring.

### En-Suite:

Fully tiled shower cubicle, low level W/C, pedestal hand wash basin, part tiled walls, tiled flooring.

### Bedroom Two:

12'4" x 11'3" > 8'7" (3.76m x 3.43m > 2.62m)

Double glazed window to rear, radiator, cupboard.

### Bedroom Three:

9'6" x 8'5" (2.90m x 2.57m)

Double glazed window to rear, radiator.

### Bedroom Four:

8'4" x 7'4" (2.54m x 2.24m)

Double glazed window to rear, radiator.

### Family Bathroom:

9' x 5'10" max (2.74m x 1.78m max)

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

### Exterior:

#### Rear Garden:

Paved patio to immediate rear, door to garage / car port, mature shrubs and trees to border, rest laid to lawn.

#### Garage:

23'11" x 18'10" (7.29m x 5.74m)

Double glazed window to rear, door to side, storage area, has its own fuze box.

### Frontage & Parking:

Gated frontage to driveway for 5 + cars, mature shrubs to border, rest laid to lawn.



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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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