



Hulton Close

Chelmsford, CM3 3BU

Freehold
Tax Band: C

Asking Price £455,000



Boasting an UNOVERLOOKED and good-sized rear garden with EXTERNAL OFFICE/CABIN & SAUNA plus a spacious 21' lounge/diner is this three DOUBLE bedroom SEMI-DETACHED property. Benefiting from a Hydro Pool Hot Tub, driveway parking with EV CHARGING POINT and POTENTIAL TO EXTEND (STPP). Ideally set in a tucked away CUL-DE-SAC location within the popular village of Boreham - With close proximity to Beaulieu Station & A12. Contact Hamilton Piers, Boreham's local property experts to view!



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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE PORCH:

Entrance door with stairs to first floor, storage cupboard, door to kitchen and lounge/diner, radiator.

KITCHEN:

10'11" x 10'06" (3.33m x 3.20m)

Double glazed window to front, square edge worktops with stainless drainer sink inset, tiled splashbacks, 5 ring gas hob with extractor over, integrated double oven, dishwasher, fridge freezer, washing machine and space for tumble dryer. Matching wall and base units (housing boiler), wood effect flooring, wall mounted radiator, entrance onto lounge diner.

LOUNGE / DINER:

21'5" x 13'1" (6.53m x 4.00m)

Double glazed picture window and door onto rear garden, two radiators, wood effect flooring,

FIRST FLOOR ACCOMMODATION:

LANDING:

Doors to;

MASTER BEDROOM:

12'00" x 10'08" (3.66m x 3.25m)

Double glazed window to rear, radiator, carpet flooring

BEDROOM TWO:

10'07" x 9'02" (3.23m x 2.79m)

Double glazed window to rear, built in wardrobe, radiator, wood effect flooring.

BEDROOM THREE:

9'07" x 7'03" (2.92m x 2.21m)

Double glazed window to front, radiator, wood effect flooring.

FAMILY BATHROOM:

8'06" x 8'03" (2.59m x 2.51m)

Double glazed window to front, P-shaped bath with shower over, 'His & Hers' double vanity hand basins, Low level W/C, fully tiled, chrome heated towel rail, vinyl flooring.

EXTERIOR:

REAR GARDEN:

Millboard composite decking to immediate rear, laid to lawn with path to log cabin/office to rear, Hydro pool hot tub, mature shrub border.

CABIN / HOME OFFICE:

15'02" x 12'04" (4.62m x 3.76m)

Timber built external cabin fitted with power & Wifi, fully insulated with internal sauna (price negotiable).

FRONTAGE & PARKING:

Small front garden with mature shrubs, driveway parking for two vehicles, EV charger.

AGENTS NOTES:

Council Tax Band:

For further information regarding this property, please contact Hamilton Piers.

All room sizes are approximate.



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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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