



## Garden Field

Chelmsford, CM3 2LQ

Freehold  
Tax Band: E

**Guide Price £475,000**



\*\*\* Guide Price £475,000- £500,000\*\*\* Boasting FOUR DOUBLE BEDROOMS and a SPACIOUS 19' LOUNGE is this detached family home located in a quiet cut-de-sac - only 0.6 miles from Hatfield Peverel's mainline station, and close to local schooling and amenities. Also offering entrance hall & cloakroom, DINING / PLAY ROOM, fitted kitchen, family shower room, GARAGE with POTENTIAL TO CONVERT (stpp), driveway parking and a PRIVATE REAR GARDEN. Offered for sale with NO ONWARD CHAIN via Hatfield Peverel's local property experts, Hamilton Piers.





# Garden Field, Chelmsford, CM3 2LQ

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Secure entrance door into hallway, radiator, understairs storage, with doors to...

### CLOAKROOM:

7'01" x 2'09" (2.16m x 0.84m)

Vanity hand basin, low level W/C, chrome towel rail, tiled flooring.

### LOUNGE:

19'04" x 11'11" (5.89m x 3.63m )

Dual aspect double glazed window and french doors to rear, x2 radiators, electric fireplace.

### DINING / PLAY ROOM:

13'01" x 10'03" (3.99m x 3.12m)

Double glazed bay window to front, radiator.

### KITCHEN:

12'09" x 8'10" (3.89m x 2.69m)

Double glazed window to front, roll edge work tops with porcelain drainer sink inset, electric hob with extractor over, integrated oven, microwave, dishwasher, fridge, freezer, washing/drying machine, matching wall and base units housing boiler, radiator, part glazed door to side, tiled splashbacks, tiled flooring.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to side, loft hatch, airing cupboard, doors to....

### BEDROOM ONE:

12'06" x 9'10" (3.81m x 3.00m)

Double glazed window to front, built in wardrobes, radiator.

### BEDROOM TWO:

12'02" x 9'08" (3.71m x 2.95m)

Double glazed window to rear, built in storage/ wardrobes, radiator.

### BEDROOM THREE:

12'02" x 9'08" (3.71m x 2.95m)

Double glazed window to rear, radiator.

### BEDROOM FOUR:

13'01" x 7'00" (3.99m x 2.13m)

Double glazed window to front, radiator

### SHOWER ROOM:

Double glazed window, built in vanity hand basin, large walk in corner shower, low level W/C, chrome towel rail, fully tiled.

### EXTERIOR:

### REAR GARDEN:

Small patio area to immediate rear, laid lawn to centre, small pond, storage shed, side access, access to garage.

### GARAGE:

19'9" x 8'9" (6.02m x 2.67m)

Access door from garden, electric front door, power connected.

### FRONTAGE & PARKING:

Small lawn area, side access with gate, driveway parking for 2 vehicles with shared access.



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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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