



## Goldenacres

Chelmsford, CM1 6YT

Freehold  
Tax Band: D

**Offers In Excess Of £450,000**



Boasting THREE DOUBLE BEDROOMS and a LARGE OPEN-PLAN LOUNGE with dining area is this VERY SPACIOUS, rarely available link detached bungalow, ideally located on one of North Springfield's most desired roads - close to local shops, schools and convenient bus services to the city centre. Further offering an entrance hall & cloakroom, refitted kitchen and bathroom, driveway parking, a GARAGE with POTENTIAL TO CONVERT and a PRIVATE REAR GARDEN. For sale with NO ONWARD CHAIN. Contact Hamilton Piers of Springfield to view!





## ACCOMMODATION:

### ENTRANCE HALL:

Secure double glazed entrance door into hallway with doors to-

### CLOAKROOM:

Double glazed window to front, low level W/C, vanity hand basin, fully tiled.

### BEDROOM ONE:

13'07" x 9'08" (4.14m x 2.95m)

Double glazed bay window to front, built in wardrobes, built in drawers.

### BEDROOM TWO:

13'07" x 8'01" (4.14m x 2.46m)

Double glazed bay window to front.

### BEDROOM THREE:

9'07" x 8'07" (2.92m x 2.62m)

Double glazed window to rear.

### BATHROOM:

6'04" x 5'05" (1.93m x 1.65m )

Double glazed window to side, bath with shower over, pedestal hand basin, low level W/C, fully tiled.

## OPEN PLAN LOUNGE DINER:

### DINING AREA:

12'11" x 9'10" (3.94m x 3.00m)

Double glazed sliding doors to garden, door to kitchen, open with small step up to lounge.

### LOUNGE AREA:

18'01" x 9'03" (5.51m x 2.82m)

Dual aspect double glazed bay window to rear with sliding doors to garden, brick fireplace.

### KITCHEN:

13'00" x 7'10" (3.96m x 2.39m)

Double glazed window and door to side, round edge

worktops with stainless sink inset, electric hob with extractor over, integrated double oven, fridge & microwave, space for dishwasher, washing machine, matching wall and base units with tiled splashbacks and flooring.

## EXTERIOR:

### REAR GARDEN:

Patio area to side and rear of property with the rest laid to lawn, mature shrub border, wooden shed, access door to garage, side access to front of property.

### GARAGE:

Up and over door. Potential to convert into additional accommodation if required, subject to planning.

### FRONTAGE & PARKING:

Small gravel area with block paved driveway with parking for 2 vehicles, door to garage.



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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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