



Falmouth Road

Chelmsford, CM1 6JB

£650,000

Freehold
Tax Band: D



Boasting a 100' MATURE & UNOVERLOOKED REAR GARDEN backing onto school fields, FOUR DOUBLE BEDROOMS and excellent potential to extend further or update is this EXTENDED detached family home. With a spacious 19' lounge, 16' DINING / FAMILY ROOM, refitted kitchen breakfast room & UTILITY ROOM, three cloakrooms, family bathroom & EN SUITE to master, plus driveway parking for 5 CARS, the garage (with potential to convert into additional accommodation or extend over, stp) and the sizeable rear garden. Perfectly located within a short distance to local schooling, shops and the city centre. Contact Hamilton Piers of Springfield to view!



Falmouth Road, Chelmsford, CM1 6JB

Ground Floor:

Entrance Hall:

Entrance door to front, doors to cloakroom, bathroom, lounge, kitchen breakfast room, stairs to first floor, radiator.

Cloakroom:

Obscure double glazed window to front, low level W/C, tiled flooring.

Bathroom:

5'11" x 5'10" (1.80m x 1.78m)

Obscure double glazed window to side, panel bath with shower mixer tap, pedestal hand wash basin, radiator, tiled walls and flooring.

Kitchen Breakfast Room:

14'6" x 9'11" (4.42m x 3.02m)

Double glazed window to side, doors to lounge, dining room, utility room, cupboard, range of wall and base units, rolled edge work surfaces with sink inset, integrated double oven, gas hob with extractor over, dishwasher, radiator, part tiled walls, tiled flooring.

Lounge:

19'5" x 12'10" > 11'3" (5.92m x 3.91m > 3.43m)

Double glazed window to front, sliding door to dining room, fireplace, two radiators.

Dining / Family Room:

16'2" x 11'4" (4.93m x 3.45m)

Double glazed french doors to rear, two radiators.

Utility Room:

10'9" x 9'1" (3.28m x 2.77m)

UPVC door to rear, double glazed window to side, boiler to wall, space for fridge freezer, washing machine, door to cloakroom, radiator.

Cloakroom:

Obscure double glazed window to rear, low level W/C, wall mounted hand wash basin.

First Floor:

Landing:

Doors to bedroom one, bedroom two, bedroom three, bedroom four, cloakroom, cupboard.

Bedroom One:

15'3" x 11'3" (4.65m x 3.43m)

Double glazed window to rear, radiator, door to en-suite shower room.

En-Suite Shower Room:

4'11" x 3'11" (1.50m x 1.19m)

Fully tiled shower cubicle, chrome towel radiator, tiled walls and flooring.

Bedroom Two:

13'1" x 11'5" > 10'8" (3.99m x 3.48m > 3.25m)

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Three:

12'10" x 10' > 7' (3.91m x 3.05m > 2.13m)

Double glazed window to front, radiator, cupboard.

Bedroom Four:

13'1" > 10' x 8'7" (3.99m > 3.05m x 2.62m)

Double glazed window to front, radiator, fitted wardrobes.

Separate WC:

Obscure double glazed window to side, low level W/C, vanity hand wash basin, wood effect floorin. (Could be extended into bedroom two and made into a family bathroom)

Exterior:

Rear Garden:

Patio to immediate rear, gated side access, door to garage, mature shrubs and trees to border, rest laid to lawn, approx 100'.

Garage:

20'7" x 8'1" (6.27m x 2.46m)

Power and lighting, electric roller door.

Frontage & Parking:

Mainly paved driveway for 5 cars, shrub borders.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

