



## Hamilton House South Hanningfield Road

South Hanningfield, Chelmsford, CM3 8HL

Asking price £1,150,000





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## Entrance

## Family Room

11'5" x 19'0" (3.5 x 5.8)

By folding doors to garden, window to front, wood burner, open to:

## Kitchen

13'1" x 19'0" (4 x 5.8)

Range of fitted storage units, granite work surface, range cooker, fridge, freezer, wine cooler, dishwasher.

## Utility Room

4'11" x 15'8" (1.5 x 4.8)

Washing machine, Tumble dryer, Dishwasher.

## Lounge

11'9" x 14'5" (3.6 x 4.4)

Window to front and side, Radiator.

## Second Reception Room

9'2" x 14'5" (2.8 x 4.4)

Window to side, fitted storage units.

## First Floor

## Landing

20'8" x 11'9" (6.3 x 3.6)

## Bedroom One

14'5" x 9'10" (4.4 x 3)

Window to front and rear, radiator

## Ensuite

7'2" x 3'11" (2.2 x 1.2)

Close coupled WC, Shower Cubicle, Wash Hand basin.

## Bedroom Two

14'5" x 9'2" (4.4 x 2.8)

Window to side, Radiator

## Bedroom Three

11'9" x 11'1" (3.6 x 3.4)

Window to front and side, storage cupboard.

## Bedroom Four

8'6" x 6'10" (2.6 x 2.1)

Window to side and front, wardrobes, radiator.

## Ensuite

6'10" x 8'6" (2.1 x 2.6)

Wash Hand Basin, Shower Cubicle, Close Coupled WC.

## Bedroom Five

Window to side, Radiator, Wardrobes. Access to loft.

## Family Bathroom

## Exterior

Off Road Parking

Garage

Rear Garden





Road Map



Hybrid Map



Terrain Map



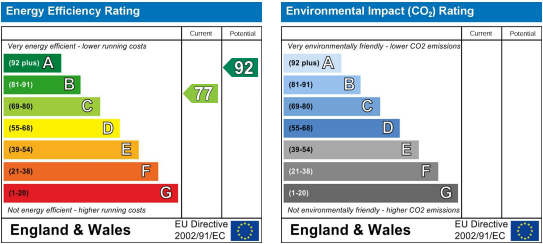
Floor Plan



Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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