



3 Hill View Road, Springfield, CM1 7RS

£390,000

**** NO ONWARD CHAIN - PLEASANT SECLUDED UNOVERLOOKED REAR GARDEN **** A well planned and presented TWO DOUBLE BEDROOM semi detached bungalow located in a very desirable area. The property offers spacious accommodation and is within walking distance of the city centre. The accommodation includes: PORCH, L-SHAPED ENTRANCE HALL, GOOD SIZE SITTING ROOM AND KITCHEN, LARGE CONSERVATORY (currently used as the dining room), MODERN SHOWER ROOM. It has an integral garage, gas radiator heating, upvc double glazed windows.

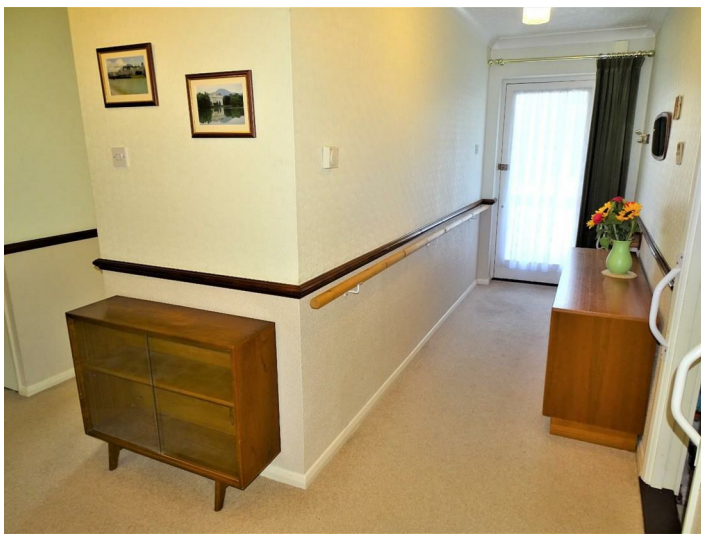
LOCALITY INFORMATION

The property is located within walking distance of the city centre which offers the mainline railway station to London Liverpool Street and a wide range of shopping and recreational facilities which include the very popular Bond Street Shopping Quarter and John Lewis store. There are excellent schools in close proximity and easy access to the A12.

ENTRANCE PORCH

Entrance door to porch.

L-SHAPED ENTRANCE HALL 16'3" maximum depth x 14'5" maximum width (4.96 maximum depth x 4.40 maximum width)



Radiator, airing cupboard, built in cupboard, doors to sitting room, kitchen, bedrooms and shower room.

ADDITIONAL VIEW



SPACIOUS SITTING ROOM 13'8" x 10'10" (4.18 x 3.32)



Radiator, ceiling rose, feature fireplace with electric fire, double glazed patio doors to conservatory.

REVERSE VIEW



CONSERVATORY 13'6" x 8'11" (4.14 x 2.73)



Brick built with upvc double glazed windows, electric heater, laminate flooring, upvc double glazed French doors to rear garden and autumn leaf upvc double glazed door to kitchen.

GOOD SIZE KITCHEN 13'1" x 8'0" (3.99 x 2.45)



A well appointed room with plenty of worktop space, ample drawers, cupboards and eye level cabinets, breakfast bar, wall mounted gas boiler, radiator, tall fridge/freezer space, upvc double glazed window to rear.

FURTHER VIEW



BEDROOM ONE 16'11" x 8'5" (5.17 x 2.57)



Radiator, upvc double glazed window to rear.

ADDITIONAL VIEW



BEDROOM TWO 12'10" not including wardrobes x 8'8" (3.93 not including wardrobes x 2.65)



Radiator, range of fitted wardrobes, upvc double glazed window to front.

AMPLE WARDROBE SPACE



SHOWER ROOM 7'10" x 5'4" maximum 4'8" minimum (2.41 x 1.65 maximum 1.44 minimum)



White suite comprising a low level wc, wash hand basin, shower area, chrome heated rail, fully tiled walls, two autumn leaf upvc double glazed windows.

FURTHER VIEW



OUTSIDE

The front garden is laid to lawn with an open plan design. There is side gate access through to the rear garden.

DRIVEWAY PARKING AND GARAGE

The garage has an electric roll up door and a personal door to the hall.

UNOVERLOOKED GOOD SIZE REAR GARDEN



The garden is unoverlooked and pleasantly secluded. It is mainly laid to lawn and well screened by mature shrubs and trees. There is a private paved patio area to the rear elevation.

PRIVATE PATIO AREA



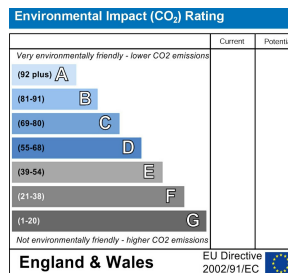
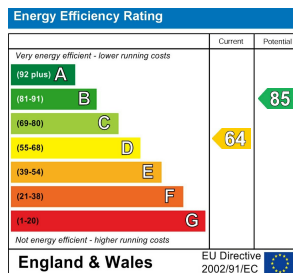
REAR ELEVATION



Ground Floor



APPROX INTERNAL FLOOR AREA 82 SQ M (880 SQ FT)
PLUS GARAGE 13 SQ M (140 SQ M)
TOTAL 95 SQ M (1020 SQFT)
This floorplan is for illustrative purposes only
and is **NOT TO SCALE**
All measurements are approximate
NOT to be used for valuation purposes
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