



35 Hatchfields, Chelmsford, CM3 1AJ

£337,000

**** NO ONWARD CHAIN - PANORAMIC FARMLAND VIEWS TO FIRST AND SECOND FLOOR REAR WINDOWS - EN SUITE SHOWER ROOM TO SECOND FLOOR MASTER BEDROOM - GARAGE IN NEARBY BLOCK **** A very spacious and extended THREE BEDROOM TERRACED THREE STOREY HOUSE enjoying the following accommodation. Ground floor: PORCH, SPACIOUS HALL, GOOD SIZE KITCHEN (four ring electric ceramic hob, oven/grill & extractor hood included) EXTENDED LOUNGE/DINER (feature vaulted ceiling to dining area with three Velux windows). First floor: LANDING, BEDROOMS TWO AND THREE AND BATHROOM WITH WHITE SUITE. Second floor: LANDING, BEDROOM ONE AND EN SUITE SHOWER ROOM. The property has gas radiator heating.

01245 266765

LOCALITY INFORMATION

The village of Great Waltham has a local store, public house, church, Primary school and various individual shops. It is located around 5 miles north of Chelmsford city centre which has the mainline railway station to London Liverpool Street. Broomfield hospital is located a short distance away.

ACCOMMODATION COMPRISES

Upvc part frosted double glazed entrance door to porch.

PORCH

Wall mounted gas Vaillant gas boiler, upvc part frosted double glazed door to hall.

SPACIOUS HALL



Radiator, stairs to first floor with space below, doors to lounge/diner and kitchen.

GOOD SIZE KITCHEN 9'11 x 9 (3.02m x 2.74m)



Plenty of worktop space with drawers and cupboards below, good range of eye level cabinets with leaded light crockery displays, spice rack and corner shelving, tall

storage cupboard, inset four ring electric hob, oven/grill and concealed extractor hood above, six inset ceiling spot lights, tiled walls and tiled flooring, tall fridge/freezer space, upvc double glazed window to front.

LARGE SITTING ROOM 15'3 x 13 (4.65m x 3.96m)



Radiator, laminate flooring, open plan aspect through to dining room.

FURTHER VIEW



VIEW FROM DINING AREA



BEDROOM TWO 15'3 x 9'2 (4.65m x 2.79m)

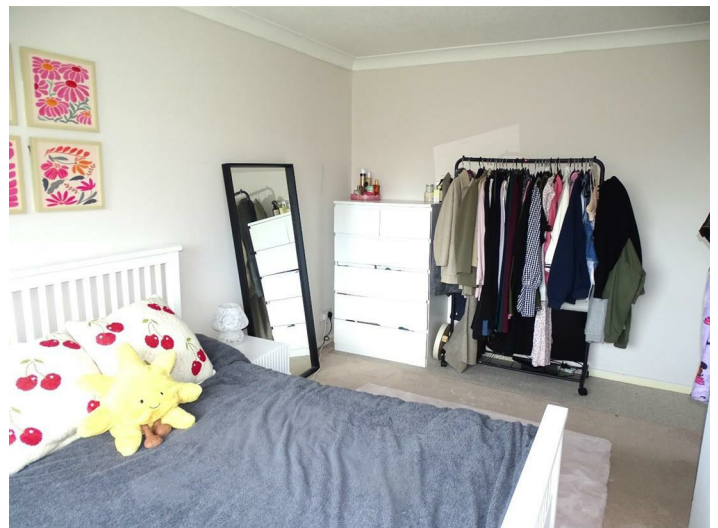


DINING ROOM 13 x 9'4 (3.96m x 2.84m)



Radiator, upvc double glazed window to front.

REVERSE VIEW



Feature vaulted ceiling with three Velux sky lights, radiator, upvc double glazed window to rear, upvc double glazed French doors to rear garden.

FIRST FLOOR LANDING

Built in cupboard, stairs to second floor.

BEDROOM THREE 13'10 x 8'2 (4.22m x 2.49m)



Radiator, two upvc double glazed windows to rear with panoramic views to farmland beyond.

FURTHER VIEW



BATHROOM 6'9 x 5'7 (2.06m x 1.70m)

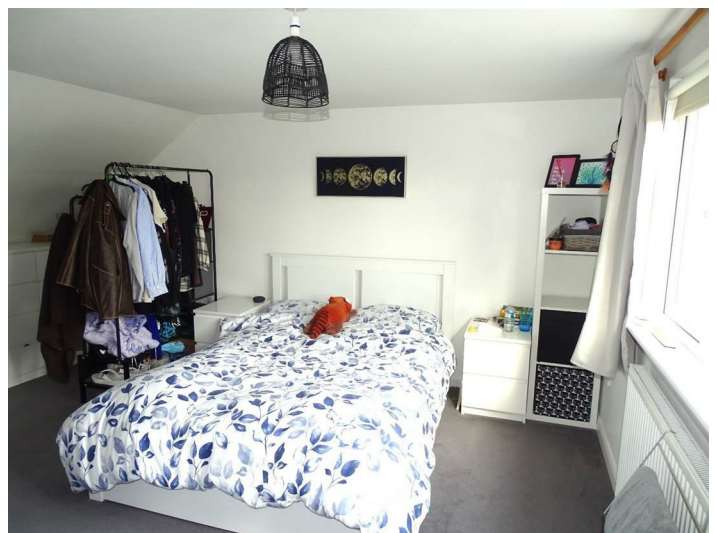


White suite comprising panelled bath with tiled wall surround, shower attachment and screen door, pedestal wash hand basin, low level wc, chrome heated towel rail, frosted upvc double glazed window to front.

SECOND FLOOR LANDING

Door to bedroom one.

BEDROOM ONE 14'9 x 14'4 maximum (4.50m x 4.37m maximum)



Radiator, eaves storage, upvc double glazed window to rear with panoramic views to farmland beyond.

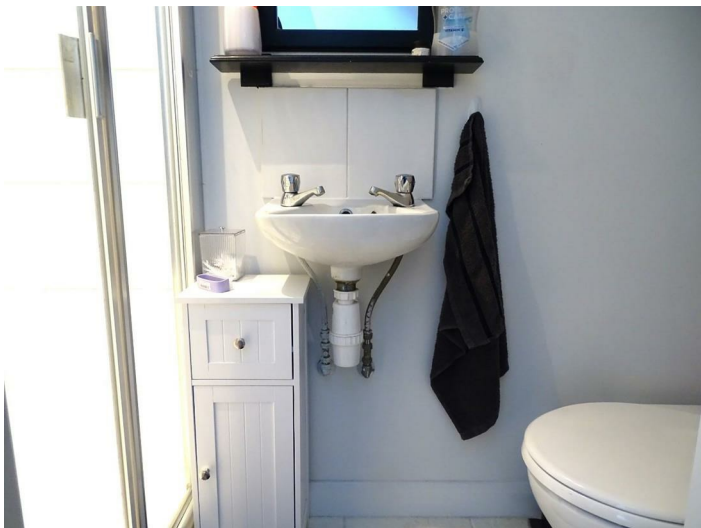
REVERSE VIEW



BEAUTIFUL PANORAMIC FARMLAND VIEWS



EN SUITE SHOWER ROOM



Tiled shower unit, white suite comprising wash hand basin, low level wc, tiled flooring, light/extractor fan.

FRONT GARDEN

Laid to lawn an open plan design.

LONG GOOD SIZE REAR GARDEN



Commencing with a small patio area to the rear elevation, the remainder is laid to lawn and enclosed by fenced boundaries and there is rear gate access.

REAR ELEVATION

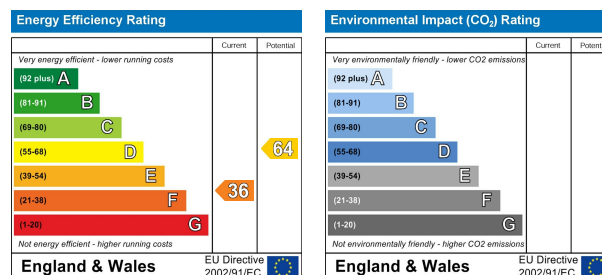


PAVED PATIO AREA



GARAGE IN NEARBY BLOCK





DISCLAIMER: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. At Leonard Gray, we aim to ensure our sales 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. No guarantee as to their operating ability or efficiency is given. All measurements are a guide only and, therefore, are not necessarily precise. 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.