



14 Hillside Grove, Chelmsford , Essex CM2 9DA  
£725,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

VENDOR FOUND A PROPERTY TO BUY WITH A SHORT, COMPLETE ONWARD CHAIN... A simply stunning extended character four bedroom home which has undergone extensive refurbishment and improvements. Including replacement roof, re-rendered exterior, resin bound driveway, newly fitted bathrooms, completely landscaped rear garden and garden outbuilding to name a few! This property is in the perfect location, being very close to local amenities including Tesco superstore and a very short drive to Chelmsford's bustling city centre with mainline railway station. The accommodation includes four double bedrooms with en-suite shower and bathroom to the first floor, whilst on the ground floor there is an entrance hall, cloakroom, large lounge, utility room and a stunning open plan kitchen/dining room with bi-folding doors overlooking the rear garden. To the exterior there is a lovely landscaped rear garden featuring porcelain patio and a cladded garden outbuilding with air conditioning and bi-folding doors. In addition there is a garage to the front and a resin bound driveway. Energy rating C.

## FIRST FLOOR

### Landing

Stairs to ground floor. Access to loft space.

### Bedroom One 16'10 x 11'4 (5.13m x 3.45m)

Two windows to rear. Two radiators. Fitted wardrobes to two walls. Door to:-

### En-Suite Shower Room

Obscure window to side. Recently fully re-fitted with a luxurious suite. Fully tiled walls and floor.

### Bedroom Two 13'8 x 11'2 (4.17m x 3.40m)

Bay window to front. Radiator. Fitted wardrobes.

### Bedroom Three 12' x 10'1 (3.66m x 3.07m)

Window to rear. Radiator.

### Bedroom Four 10'6 x 9'6 (3.20m x 2.90m)

Window to front. Radiator.

### Bathroom

Obscure window to front. Towel radiator. Recently fully re-fitted.

## GROUND FLOOR

### Entrance Hall

Door to front. Stairs to first floor.

### Cloakroom

Recently fully re-fitted.

### Lounge 21'7 x 10'11 (6.58m x 3.33m)

Bay window to front. Two radiators. Wooden flooring. Open to:-

### Open Plan Kitchen/Diner 26'5 x 14'6 max (8.05m x 4.42m max)

Bi-folding doors to rear. Window to rear. Tiled floor. Radiator. Range of white gloss base and eye level units with inset 1 & 1/2 bowl sink unit. Inset four ring hob with extractor over. Space and plumbing for dishwasher. Eye level oven and microwave above. Tiled splashback, Door to:-

### Utility Room

Obscure window to side. Tiled floor. Base and eye level cabinets. Butlers sink unit, Space and plumbing for washing machine. Door to garage,

## EXTERIOR

### Front

Resin bound driveway with parking for 2/3 vehicles.

### Rear Garden

Porcelain patio. Laid to lawn with matching steps to rear of garden. Gate to rear. Large storage shed with power and light.

### Garden Outbuilding 19'10 x 16'6 (6.05m x 5.03m)

Cladded to exterior. Air conditioning. Bi-folding doors. Power and light.

### Garage 11'5 x 9'7 (3.48m x 2.92m)

Electric roller door. Power and light connected.

### Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

