



Beardsley Drive

Chelmsford, CM1 6GJ

Freehold
Tax Band: C

Price Guide £425,000



EXTENDED & ABSOLUTELY IMMACULATE is this semi detached family home located in a cul-de-sac position, boasting a BEAUTIFUL 21' OPEN PLAN KITCHEN / DINER / FAMILY ROOM and the addition of a GAMES ROOM / STUDIO... ideal for those looking to run a business from home! Further offering an entrance porch, spacious lounge, THREE BEDROOMS, refitted family bathroom, driveway parking and a 50' LANDSCAPED REAR GARDEN. Within walking distance to local schools/shops, and easy access to the City Centre. Call Hamilton Piers of Springfield to book your viewing!!



GROUND FLOOR ACCOMMODATION:

ENTRANCE PORCH:

Composite entrance door into porch, tiled flooring, door to lounge.

LOUNGE:

13'03" x 11'09" (4.04m x 3.58m)

Double glazed window to front with fitted shutters, understair cupboard, radiator, wood effect flooring, door to kitchen.

OPEN PLAN KITCHEN / DINER / FAMILY ROOM:

21'02" x 10'09" (6.45m x 3.28m)

Open plan kitchen diner/ family room, dual aspect double glazed windows to side and windows and doors to rear.

KITCHEN:

Dual aspect double glazed windows and doors to side and rear, square edge worktops with butler sink inset, electric hob with extractor over, matching wall and base units, integrated oven, dishwasher, washing machine, wood effect flooring.

DINER/ FAMILY ROOM:

Dual aspect double glazed windows and door to side and rear, radiator, wood effect flooring.

HOME SALON / OFFICE / GYM / GAMES ROOM:

15'02" x 7'02" (4.62m x 2.18m)

Dual aspect double glazed window to front and door to rear, radiator, wood effect flooring. A versatile room, ideal as a studio/games room or for those working from home!

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft hatch, doors to-

BEDROOM ONE:

16'05" x 7'10" (5.00m x 2.39m)

Double glazed window to front, vaulted ceiling, radiator.

BEDROOM TWO:

8'11" x 7'07" (2.72m x 2.31m)

Double glazed window to front, built in wardrobe, storage cupboard, radiator.

BEDROOM THREE:

12'00" x 5'02" (3.66m x 1.57m)

Double glazed window to rear, storage cupboard, radiator.

BATHROOM:

6'09" x 5'08" (2.06m x 1.73m)

Bath with rainfall shower over, vanity hand basin, low level w/c, part tiled walls, tiled flooring.

EXTERIOR:

REAR GARDEN:

50' (15.24m)

Landscaped rear garden with patio to immediate rear and path with rest laid to lawn, x2 storage sheds, access to home salon/ office, gate with side access to the front of the property.

FRONTAGE & PARKING:

Driveway parking for 2 vehicles with further on road parking available.



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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.

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