



Henniker Gate

Chelmsford, CM2 6QH

Freehold
Tax Band: E

Guide Price £550,000



Boasting a STUDY / PLAY ROOM, an impressive 22' lounge and a DINING / FAMILY ROOM is this EXTENDED detached family home. Also offering an entrance hall & cloakroom, fitted kitchen, FOUR GOOD-SIZED BEDROOMS, refitted family bathroom, GARAGE & DRIVEWAY FOR 3-4 CARS, and an UNOVERLOOKED rear garden with additional space to extend (stpp). Ideally located close to local schooling, the Village Square and Chelmsford's City Centre. Contact Chelmer Village's local property experts, Hamilton Piers, to view!



GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

UPVC entrance door to side of property into entrance hall, stairs to first floor, under stair storage, storage cupboard, LVT flooring, doors to-

LOUNGE:

22'07" x 13'05" (6.88m x 4.09m)

Double glazed sliding doors to rear garden, gas fireplace with ornate surround, x2 radiators, opaque window and door to playroom/study.

SYUDY / PLAYROOM / SNUG:

11'11" x 11'11" (3.63m x 3.63m)

Dual aspect double glazed sliding door to side and window to rear, radiator.

CLOAKROOM:

Double glazed window to side, vanity hand basin, low level w/c, LVT flooring.

DINING / FAMILY ROOM:

13'01" x 8'02" (3.99m x 2.49m)

x3 Double glazed windows to front, radiator, LVT flooring, door to kitchen.

KITCHEN:

11'03" x 9'00" (3.43m x 2.74m)

Dual aspect double glazed window to front and part glazed door to side, round edge worktops with porcelin drainer sink inset, gas hob with extractor over, oven, integrated fridge, space for washing machine, dishwasher, matching wall and base units, wall mounted boiler, LVT flooring.

FIRST FLOOR ACCOMMODATION:

GALLERIED LANDING:

Double glazed window to side, airing cupboard, loft hatch, doors to-

MASTER BEDROOM:

14'03" x 13'07" >9'04" (4.34m x 4.14m >2.84m)

Double glazed window to rear, triple built in wardrobes, radiator, door to en-suite.

EN-SUITE:

6'07" x 5'07" (2.01m x 1.70m)

Double glazed window to side, shower, pedestal hand basin, low level w/c, radiator, fully tiled, vinyl flooring.

BEDROOM TWO:

13'01" x 8'02" (3.99m x 2.49m)

x2 Double glazed windows to front, radiator.

BEDROOM THREE:

13'07" x 8'00" (4.14m x 2.44m)

Double glazed window to rear, radiator.

BEDROOM FOUR:

9'02" x 6'10" (2.79m x 2.08m)

Double glazed window to front, radiator.

FAMILY BATHROOM:

6'06" x 5'09" (1.98m x 1.75m)

Double glazed window to side, bath with shower. vanity hand basin, low level w/c, chrome towel rail, fully tiled.

EXTERIOR:

REAR GARDEN:

Patio to immediate rear of property with path to right side of garden with rest laid to lawn, wooden storage shed, green house, access to garage, side access with gate to front of property.

FRONTAGE & PARKING:

Set back from road, laid to lawn front garden with shrubs, driveway parking for up to 4 vehicles, with access to property from the side.

GARAGE:

Deatched garage with up and over door, power connected.



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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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