



## St. Michaels Walk

Freehold  
Tax Band: C

Galleywood, Chelmsford, CM2 8SG

**Offers In Excess Of £365,000**



Boasting an UNOVERLOOKED & well-proportioned rear garden, sizeable 23' DUAL ASPECT lounge/diner with LOG BURNER plus a spacious kitchen and UTILITY/cloakroom is this very well-presented three bedroom end terrace property. Benefiting from its tucked away walkway position, offering free off-road parking in designated area to the rear and conveniently situated just a short walk to all local shops/amenities, transport routes and open countryside. Nearby access to A12 & Chelmsford City Centre & Mainline Station - Ideal for first time buyers!!



# St. Michaels Walk, Galleywood, Chelmsford, CM2 8SG

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Secure main entry door, stairs to first floor, built-in storage cupboard, radiator, wood flooring.

### LOUNGE / DINER:

23'1 x 10'9 (7.04m x 3.28m)

Double glazed window to front aspect, central fireplace with log burning stove and oak effect mantle, two radiators, wood flooring. Patio doors to rear garden.

### KITCHEN:

13'10 x 6'10 (4.22m x 2.08m)

Double glazed window to side aspect, a series of matching base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, built-in double oven, ceramic hob, space for low level fridge and freezer, integrated dishwasher, radiator, tiled flooring.

### REAR LOBBY:

Opaque part-glazed UPVC door with access to rear garden, radiator, tiled flooring.

### UTILITY / CLOAKROOM:

Opaque double glazed window to side aspect, inset WC, vanity wash hand basin, space for washing machine, tiled flooring.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Airing cupboard, loft access, carpeted flooring.

### BEDROOM ONE:

13'0 x 10'1 (3.96m x 3.07m)

Double glazed window to front aspect, fitted wardrobes, radiator, carpeted flooring.

### BEDROOM TWO:

10'8 x 10'2 (3.25m x 3.10m)

Double glazed window to rear aspect, built-in wardrobe, radiator, carpeted flooring.

### BEDROOM THREE:

7'8 x 6'9 plus door recess (2.34m x 2.06m plus door recess)

Double glazed window to front aspect, built-in wardrobe, radiator, carpeted flooring.

### BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with shower over, low level WC, pedestal wash hand basin, heated towel rail, wood flooring.

### EXTERIOR:

### REAR GARDEN:

Unoverlooked rear garden enclosed by fencing and comprising a raised patio area to property rear with remainder laid to lawn, shrub borders, brick-built outbuilding for storage, gated rear access.

### PARKING:

Residents parking in designated area to property rear with further unrestricted on-street parking available.

### AGENTS NOTES:

Council Tax Band: C

For further information regarding this property, please contact Hamilton Piers.



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