



## Helston Road

Chelmsford, CM1 6JF

**Guide Price £425,000**

Freehold  
Tax Band: D



Boasting a VERY IMPRESSIVE-SIZED 36' LOUNGE DINER and THREE DOUBLE BEDROOMS, tucked away in a cul-de-sac, is this EXTENDED semi detached family home with NO ONWARD CHAIN... ready for you to put your own stamp on! Offering a re-fitted family bathroom, d/s cloakroom, spacious 15' kitchen with LARGE UTILITY ROOM, hallway, INTEGRATED GARAGE (with potential to convert stpp), driveway, and private L-SHAPED REAR GARDEN. Ideally located within a short walk of popular local schooling and shops/amenities, plus walking distance to the city centre & Beaulieu's mainline station. Contact Hamilton Piers of Springfield to view!



# Helston Road, Chelmsford, CM1 6JF

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Composite entrance door into hallway, under stair storage, radiator, stairs to first floor, doors to-

### CLOAKROOM:

Double glazed window to front, low level W/C, wall mounted hand basin.

### LOUNGE DINER:

36'01" x 10'04" (11.00m x 3.15m)

An impressive sized reception room that comprises of:

### LOUNGE:

20'05" x 10'04" (6.22m x 3.15m)

Double glazed window to front, x2 radiators, open onto dining space.

### DINER:

13'10" x 11'00" (4.22m x 3.35m)

Double glazed french doors to side onto garden, radiator.

### KITCHEN:

15'02" x 7'04" (4.62m x 2.24m)

Dual aspect double glazed window to rear and side, round edge worktops with stainless drainer sink inset, 5 ring gas hob with extractor over, integrated double oven, dishwasher, washing machine, under counter fridge, matching wall and base units, tiled splashback, radiator, tiled flooring, opening to utility room.

### UTILITY ROOM:

15'09" x 6'05" (4.80m x 1.96m)

Dual aspect double glazed window and door to side and window and door to front, round edge worktop with space for under counter fridge/freezer, tumble dryer, door to garage, radiator, tiled flooring.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to front, x2 storage cupboards, loft hatch, radiator, doors to-

### BEDROOM ONE:

12'07" x 10'03" (3.84m x 3.12m)

Double glazed window to front, radiator.

### BEDROOM TWO:

12'07" x 8'07" (3.84m x 2.62m)

Double glazed window to front, storage cupboard, radiator.

### BEDROOM THREE:

10'04" x 7'05" (3.15m x 2.26m)

Double glazed window to rear, radiator.

### BATHROOM:

8'03" x 5'05" (2.51m x 1.65m)

Double glazed window to rear, double walk in shower, low level w/c, wall mounted vanity hand basin, chrome heated towel rail, fully tiled, wood effect flooring, double airing cupboard.

### EXTERIOR:

#### REAR GARDEN:

L shaped garden wrapping around property to side/rear, patio seating area with the rest laid to lawn, shrubs to border, small wooden shed.

#### FRONTAGE & PARKING:

Small front garden laid to lawn, garage, driveway parking for one vehicle and further on road parking available.

#### GARAGE:

Up and over door to front, power connected, boiler housed.



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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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