



## Bryant Link

Chelmsford, CM2 6GZ

**Guide Price £400,000**

Freehold  
Tax Band: C



An IMMACULATELY PRESENTED home with NO ONWARD CHAIN that boasts an IMPRESSIVE 23' KITCHEN DINER with central island & integrated appliances, TWO DOUBLE bedrooms with an EN-SUITE to the master, separate modern bathroom & utility space. Further benefitting from a 14' lounge to the first floor, GARAGE & CARPORT with electric roller doors and good sized PRIVATE REAR GARDEN. Located in Chancellor Park, walking distance to local schools/ shops, & the CITY CENTRE with mainline station. Call Hamilton Piers to book your viewing today!!!



# Bryant Link, Chelmsford, CM2 6GZ

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE PORCH:

Composite entrance door (with alarm system) into porch, radiator, tiled flooring, stairs to first floor, door to-

### KITCHEN DINER/ FAMILY ROOM:

23'11" x 10'10" (7.29m x 3.30m)

Dual aspect double glazed window to front and rear, square edge solid wood worktops with butler sink inset, gas hob with extractor over, matching wall and base units, integrated double oven, microwave, dishwasher, fridge freezer, central island with square edge solid wood worktops with electric point and base units, tiled splashbacks, x2 radiators, wooden flooring.

### UTILITY SPACE:

Part glazed door to rear onto garden, cupboard housing washing machine and tumble dryer, radiator, wooden flooring, door to carport.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Open to lounge, loft hatch, steps up to bedroom one, airing cupboard, with doors to bedroom two and bathroom.

### LOUNGE:

14'07" x 9'02" (4.45m x 2.79m)

Double glazed window to front, radiator, wooden flooring.

### BEDROOM ONE:

12'00" x 10'08" (3.66m x 3.25m)

Double glazed window to front, built in triple wardrobe, storage cupboard, door to en-suite, wooden flooring.

### EN-SUITE:

Double glazed Velux window to rear, double walk in shower, vanity hand basin, low level w/c, chrome heated towel rail, full tiled, wooden floor.

### BEDROOM TWO:

11'09" x 8'01" (3.58m x 2.46m)

Double glazed window to rear, built in wardrobes, radiator, wooden flooring.

### BATHROOM:

6'01" x 6'00" (1.85m x 1.83m)

Double glazed window to rear, bath with shower over, vanity hand basin, low level w/c, chrome heated towel rail, fully tiled, wooden flooring.

### EXTERIOR:

#### REAR GARDEN:

Patio to immediate rear of property with the reat laid to lawn, shrubs and flower beds to border, wooden storage shed, door with access into garage.

#### GARAGE:

Electric roller door to front, door with access to and from garden, power connected.

#### CARPORT & PARKING:

Electric roller door to front of the carport with parking for 2 vehicles, access to garage, side access into the property. 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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