



## Darrell Close

Chelmsford, CM1 4EL

**£599,995**

Freehold  
Tax Band:



A unique, detached SIX BEDROOM H.M.O property - or SUBSTANTIAL 4/5 BED FAMILY HOME - ideally located within walking distance to schooling (local & grammar), the city centre, it's mainline station and university. Also boasting FOUR EN SUITES (!!!) and a DETACHED DOUBLE GARAGE with additional garden area and \*\*POTENTIAL FOR RESIDENTIAL DEVELOPMENT, stpp! Offering either a very successful investment property, READY-TO-GO IMMEDIATELY AS A HMO, or an ideal property for larger families - with a large 21' LOUNGE, family room, MODERN KITCHEN, a private rear garden and driveway parking. Contact Hamilton Piers of Chelmsford to view!



# Darrell Close, Chelmsford, CM1 4EL

## Ground Floor:

### Entrance Hall:

Composite entrance door to front, doors to kitchen, bedroom one, bedroom two, cloakroom, radiator.

### Kitchen:

11'5" x 9'4" (3.48m x 2.84m)

Double glazed window to rear, range of wall and base units, square edge work surfaces with stainless steel sink inset, integrated low level oven, hob with extractor over, space for fridge freezer, washing machine, tumble dryer, radiator, part tiled walls, tiled flooring.

### Cloakroom:

Low level W/C, pedestal hand wash basin, door to airing cupboard/boiler.

### Lounge Diner OR Bedroom (1) for HMO:

22'1" x 15'3" > 10'5" (6.73m x 4.65m > 3.18m)

Double glazed window and door to rear, double glazed window to side, door to en-suite, radiator.

### Ground Floor Shower Room (1) OR En-Suite to Bedroom

Obscure double glazed window to side, fully tiled double shower cubicle, pedestal hand wash basin, low level W/C, chrome towel radiator, part tiled walls, tiled flooring.

### Family Room OR Bedroom (2) for HMO:

13'10" x 12'6" (4.22m x 3.81m)

Double glazed window to side, french doors to rear, door to en-suite, radiator.

### Shower Room OR En-Suite to Bedroom (2):

Fully tiled shower cubicle, low level W/C, pedestal hand wash basin, part tiled walls, tiled flooring.

## First Floor:

### Landing:

Doors to bedroom three, bedroom four, bedroom five, bedroom six, shower room, separate W/C.

### Bedroom One OR Bedroom (3) for HMO:

12'7" x 11'9" (3.84m x 3.58m)

Double glazed window to front, door to en-suite, radiator.

### En-Suite (3):

Fully tiled shower cubicle, pedestal hand wash basin, low level W/C, chrome towel radiator, tiled flooring.

### Bedroom Two OR Bedroom (4) for HMO:

13'6" > 8'6" x 9'6" (4.11m > 2.59m x 2.90m)

Double glazed window to front, door to en-suite, cupboard, radiator.

### En-Suite (4):

Obscure double glazed window to side, fully tiled shower cubicle, low level W/C, pedestal hand wash basin, chrome towel radiator, tiled flooring.

### Bedroom Three OR Bedroom (5) for HMO:

10'9" x 9'4" (3.28m x 2.84m)

Double glazed window to side, radiator.

### Bedroom Four OR Bedroom (6) for HMO:

12'6" x 11'11" > 8'1" (3.81m x 3.63m > 2.46m)

Double glazed window to rear and side, radiator.

### Separate W/C:

Low level W/C, hand wash basin.

### Shower Room:

Fully tiled shower cubicle.

### Exterior:

Patio to immediate rear, gated side access, door to double garage.

### Parking & Garage:

Driveway parking for 2 cars.

Double garage with up and over doors, set in a semi enclosed garden area, currently accessible from the main garden but individual access could be created. \*\*\*In the agent's opinion the garages and this area offers excellent POTENTIAL FOR RESIDENTIAL DEVELOPMENT, subject to planning permission.

### Rental, HMO Information:

We have been advised by the seller that Property currently holds any necessary HMO license and conforms to any necessary legislation. It is currently achieving an income of £4410 PCM. This rent can also be reviewed, with the potential to increase. Either way, this is a turnkey investment property, ready to make an immediate income for any investor.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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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