



## Bodmin Road

Chelmsford, CM1 6LN

**Guide Price £475,000**

Freehold  
Tax Band: D



Situated on a **GENEROUS CORNER PLOT** in this highly-desired Old Springfield location is this **EXTENDED** semi detached home that boasts up to **FOUR GOOD-SIZED BEDROOMS**, with entrance hall & cloakroom, both a **LOUNGE** and **SEPARATE SITTING ROOM**, a ground-floor bedroom or **STUDY / PLAY ROOM**, a **MODERN KITCHEN DINER**, refitted family bathroom, enclosed rear garden, **DRIVEWAY PARKING FOR 3 CARS** and excellent potential to further extend, stpp. Within a short walk to highly regarded local schooling. Contact Hamilton Piers of Old Springfield to view!



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## Ground Floor:

### Entrance Hall:

UPVC entrance door to front, obscure double glazed window to side, doors to cloakroom, lounge, kitchen diner, sitting room, stairs to first floor, radiator, tiled flooring.

### Cloakroom:

Obscure double glazed window to front, low level W/C, vanity hand wash basin, chrome towel radiator, tiled walls and flooring.

### Lounge:

12'2" x 11'9" (3.71m x 3.58m)

Double glazed window to front, fireplace with multi fuel burner, radiator, wood effect flooring.

### Kitchen Diner:

18'2" x 10'9" (5.54m x 3.28m)

Double glazed window and French doors to rear, range of wall and base units, square edge work surfaces with stainless steel sink inset, integrated five ring induction hob with stainless steel splash back and extractor over, oven, microwave oven, dishwasher, space for American fridge freezer, washing machine, radiator, tiled flooring.

### Sitting Room:

18'9" x 10'10" max (5.72m x 3.30m max)

Double glazed window to side and rear, door to bedroom four, radiator, wood effect flooring.

### Study / Play Room / Bedroom Four:

10'11" x 8'11" (3.33m x 2.72m)

Obscure double glazed window to side, double glazed sliding door to rear, radiator, wood effect flooring.

## First Floor:

### Landing:

Obscure double glazed window to side, doors to bedroom one, bedroom two, bedroom three, family bathroom, loft access.

### Bedroom One:

11'11" x 10'3" (3.63m x 3.12m)

Double glazed window to front, fitted wardrobes, radiator.

### Bedroom Two:

10'11" x 10'5" (3.33m x 3.18m)

Double glazed window to rear, fitted wardrobes, radiator.

### Bedroom Three:

8'6" x 7'6" (2.59m x 2.29m)

Double glazed window to front, radiator.

### Family Bathroom:

7'10" x 7'6" (2.39m x 2.29m)

Two obscure double glazed window to rear, bath with shower mixer tap, fully tiled double shower cubicle, low level W/C, vanity hand wash basin, part tiled walls, tiled flooring.

### Exterior:

#### Rear Garden:

Paved patio to immediate rear, decking area to side, gated side access, door to shed, up and over door to garage, rest laid to lawn.

#### Frontage:

Paved driveway parking for 3 cars.



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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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