HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Forefield Green

Freehold
Tax Band: C

Chelmsford, CM1 6YU

Asking Price £550,000

4 2 2 C

An immaculately presented, EXTENDED, semi detached family home located within a quiet cul-de-sac. Boasting a STUNNING 23' OPEN PLAN KITCHEN DINER with underfloor heating, BREAKFAST BAR, granite worktops, Yamaha built in sound system, bi-fold doors onto the garden and separate UTILITY ROOM, Plus a d/s cloakroom, 14' lounge & entrance hall, FOUR BEDROOMS with an EN-SUITE to bedroom one, modern family bathroom, private garden and DRIVEWAY PARKING & GARAGE. Further benefiting from security cameras & solar panels. Walking distance to local schools & shops, with easy access to the CITY CENTRE & mainline stations. Call Hamilton Piers of Springfield to book your viewing!!!

Forefield Green, Chelmsford, CM1 6YU

GROUND FLOOR ACCOMMODATION:

ENTRANCE PORCH:
Composite entrance door into porch with double glazed window to side and front, oak door to inner hallway.

INNER HALLWAY:
Storage cupboard, stairs to first floor, built in understair storage, radiator, tiled flooring, doors to-

LOUNGE:
14'5" x 10'10" (4.39m x 3.30m)
Double glazed window to front with fitted shutters, radiator.

KITCHEN/ DINER/ FAMILY ROOM:
23'2" x 16'1" (7.06m x 4.90m)
Open plan kitchen/ diner/ family room, double glazed bi-fold doors to rear, sky-light, granite square edge worktops, 5 ring gas hob with extractor over, matching wall and base units, integrated eye level double ovens, fridge freezer, dishwasher, breakfast bar with granite square edge worktop and stainless sink inset, with matching base cupboards, built in storage with media wall, underfloor heating, tiled flooring, built in Yamaha surround sound system with integrated speakers (controlled with an app), oak door to utility.

UTILITY:
6'1" x 4'9" (1.85m x 1.45m)
Double glazed window to rear, matching wall and base units, boiler housed, space for washing machine and tumble dryer, underfloor heating, tiled flooring, oak door to cloakroom.

CLOAKROOM:
Vanity hand basin, low level w/c, underfloor heating, tiled flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:
Storage cupboard, loft hatch, radiator, doors to-

BEDROOM ONE:
12'6" x 8'2" (3.81m x 2.49m)
Double glazed window to front, radiator, underfloor heating, herringbone LVT flooring, door to en-suite.

EN-SUITE:
8'2" x 6'8" (2.49m x 2.03m)
Double glazed window to rear, shower, vanity hand basin, low level w/c, airing cupboard, underfloor heating, chrome towel rail, tiled flooring.

BEDROOM TWO:
12'1" x 8'10" (3.68m x 2.69m)
Double glazed window front, triple built in wardrobes, radiator.

BEDROOM THREE:
10'4" x 9'3" (3.15m x 2.82m)
Double glazed window to rear, radiator.

BEDROOM FOUR/ OFFICE:
8'3" x 6'5" (2.51m x 1.96m)
Bedroom four currently used as an office, double glazed window to front, bespoke wardrobes, storage and desk. radiator.

FAMILY BATHROOM:
7'7" x 7'6" (2.31m x 2.29m)
Double glazed window to rear, bath with rainfall shower over, vanity hand basin, low level w/c, fully tiled, underfloor heating, chrome towel rail.

EXTERIOR:

REAR GARDEN:
Patio to immediate rear of property, with the rest laid to lawn, wooden storage shed, door to garage, access to rear of property, LED lighting.

FRONTAGE & PARKING:
Located in a quiet cul-de-sac, security cameras to front of property, solar panels to roof, driveway parking for 2 vehicles, further on street parking available, access to garage.

GARAGE:
Electric roller door to front of garage, door to rear with garden access, power connected.

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX
01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

The Property Ombudsman
THE GUILD PROPERTY PROFESSIONALS
Zoopla.co.uk
rightmove
OnTheMarket.com