



## Greenways

Chelmsford, CM1 4EF

Freehold  
Tax Band: D

**Offers In Excess Of £465,000**



Boasting NO ONWARD CHAIN, a generous 75' UNOVERLOOKED rear garden plus a spacious bay-fronted lounge, kitchen and dining room is this three bedroom SEMI-DETACHED property. Benefiting from plenty of POTENTIAL TO EXTEND (STPP), driveway parking for two vehicles (with potential to create more parking\*) and ideally situated within WALKING DISTANCE OF OUTSTANDING GRAMMAR SCHOOLS and local shops/amenities. Convenient access to Chelmsford City Centre & Mainline Station - Perfect for first time buyers!!





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The accommodation, with approximate room sizes, is as follows:

### GROUND FLOOR ACCOMMODATION:

#### ENTRANCE HALL:

Double glazed window, stairs to first floor, tiled flooring.

#### LOUNGE:

13'6 x 12'8 reducing to 9'11 (4.11m x 3.86m reducing to 3.02m)

Double glazed window to front aspect, central gas fireplace with surround, radiator, carpeted flooring.

#### DINING ROOM:

12'6 x 10'6 (3.81m x 3.20m)

Double glazed window to rear aspect, under stairs storage cupboard, radiator, tiled flooring. Door to rear garden.

#### KITCHEN:

8'10 x 5'10 (2.69m x 1.78m)

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in oven, induction hob with extractor hood over, space for fridge/freezer and washing machine, tiled flooring. Door to rear garden.

### FIRST FLOOR ACCOMMODATION:

#### LANDING:

Loft access, radiator, carpeted flooring.

#### BEDROOM ONE:

13'6 x 12'8 max (4.11m x 3.86m max)

Double glazed window to front aspect, fitted wardrobes, radiator, carpeted flooring.

#### BEDROOM TWO:

9'9 x 9'7 (2.97m x 2.92m )

Double glazed window to rear aspect, built-in cupboard (housing wall-mounted boiler), fitted wardrobes, radiator, carpeted flooring.

#### BEDROOM THREE:

9'9 x 6'11 (2.97m x 2.11m)

Double glazed window to rear aspect, radiator, carpeted flooring.

#### BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap, low level WC, vanity wash hand basin with tiled splash back, radiator, tiled flooring.

#### EXTERIOR:

#### REAR GARDEN:

75' (22.86m)

75' unoverlooked rear garden, enclosed by fencing and comprising a raised patio area across property rear and side with gated access to driveway, large timber built storage shed, lawned areas with a series of shrubs and mature trees, small pond.

#### DRIVEWAY & PARKING:

Driveway parking for two vehicles (with potential to create further parking space\*).

#### AGENTS NOTES:

Council Tax Band: D

For further information regarding this property, please contact Hamilton Piers.



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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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