



## Greenways

Chelmsford, CM1 4EF

**Offers In Excess Of £465,000**

Freehold  
Tax Band: D



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!!



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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