



## Hill View Road

Chelmsford, CM1 7RS

Freehold  
Tax Band: C

**Guide Price £425,000**



An EXTENDED, beautifully presented end of terrace family home, boasting an IMPRESSIVE, REFITTED 32' KITCHEN DINER and located within WALKING DISTANCE TO THE CITY CENTRE! Also offering an impressive-sized 18' LOUNGE and downstairs cloakroom, THREE DOUBLE BEDROOMS all with built in wardrobes, modern four piece bathroom suite, a private landscaped rear garden & DRIVEWAY PARKING for two vehicles. Close to local schools and shops. Call Hamilton Piers of Chelmsford to view!





# Hill View Road, Chelmsford, CM1 7RS

## Ground Floor:-

### Entrance Porch:-

UPVC entrance door into porch with door into lounge.

### Lounge:-

18'02" x 11'06" (5.54m x 3.51m)

Double glazed window to front, feature fireplace with stone surround, hard wood flooring, radiator, door onto hallway.

### Hallway:-

Double glazed window to rear, stairs to first floor, understair storage, cloakroom, door to kitchen, hard wood flooring.

### Cloakroom:-

Double glazed opaque window to rear, low level W/C, wall mounted hand basin.

### Kitchen/ Diner:-

32'09" x 9'10" > 7'03" (9.98m x 3.00m > 2.21m)

### Kitchen:-

16'11" x 9'10" (5.16m x 3.00m)

Triple aspect double glazed window to front, window to rear & french doors to side onto garden, square edge worktops with porcelin drainer sink inset, 5 ring gas hob with extractor over, tiled splashback, matching wall and base units, integrated double oven, fridge/ freezer, dishwasher, space for washing machine, radiator, wood effect flooring.

### Diner:-

16'08" x 7'03" (5.08m x 2.21m)

Double glazed window to front, storage cupboard, wood effect flooring, radiator.

## First Floor:-

### Landing:-

Double glazed window to rear, doors to bedroom one, bedroom two, bedroom three, bathroom, loft hatch.

## Bedroom One:-

14'00" x 9'06" (4.27m x 2.90m)

Double glazed window to front, room length built in wardrobes, radiator.

## Bedroom Two:-

14'04" x 9'02" (4.37m x 2.79m)

Double glazed window to front, built in wardrobe, boiler, radiator.

## Bedroom Three:-

11'01" x 7'10" (3.38m x 2.39m)

Double glazed window to rear, built in wardrobe, radiator.

## Bathroom:-

10'04" x 5'11" (3.15m x 1.80m)

Dual aspect double glazed opaque window to rear and side, 4 piece suite with bath, shower, low level W/C, pedestal hand basin, fully tiled, chrome heated towel rail.

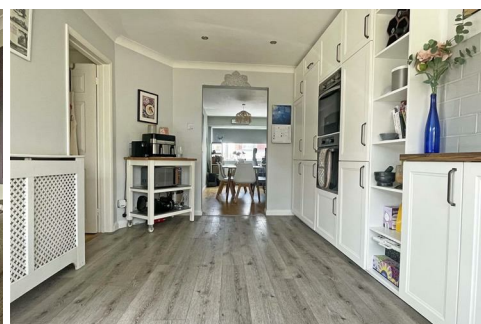
## Exterior:-

### Garden:-

Patio area to immediate side of property with seating area, steps leading to raised garden laid to lawn, shrubs to border, brick storage shed, side access.

## Parking & Frontage:-

Driveway parking for two vehicles.



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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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