



Humber Road

Chelmsford, CM1 7PG

Guide Price £700,000

Freehold
Tax Band: E



Boasting an impressive 24' RECENTLY REFITTED kitchen/breakfast room, spacious 20' lounge and DINING/PLAYROOM plus a generously sized 65' rear garden is this EXTENDED four bedroom detached property. Benefiting from further POTENTIAL TO EXTEND (STPP), an integral garage with driveway parking for multiple vehicles and offering well-proportioned and IMMACULATLEY PRESENTED living space throughout. Positioned on the HIGHLY REGARDED Humber Road, just walking distance to local amenities, popular schools & Chelmsford City & Mainline Station.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Part-glazed secure main entry door, oak staircase to first floor.

SHOWER ROOM:

Opaque double glazed window to side aspect, enclosed and fully tiled double shower unit, low level WC, inset wash hand basin with tiled splash back, heated towel rail, extractor fan, tiled flooring.

DINING / PLAYROOM:

13'04 x 7'08 (4.06m x 2.34m)

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

LOUNGE:

20'00 x 10'11 (6.10m x 3.33m)

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

KITCHEN / BREAKFAST ROOM:

24'3 x 10'8 (7.39m x 3.25m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces in Granite incorporating a one and a half bowl sink with central mixer tap and drainer, built-in double oven, induction hob with extractor hood over, integrated fridge/freezer and dishwasher, breakfast bar, radiator, tiled flooring. Double doors to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to side aspect, loft access, airing cupboard, carpeted flooring.

BEDROOM ONE:

12'00 x 11'01 (3.66m x 3.38m)

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



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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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