



Bodmin Road

Chelmsford, CM1 6LH

Freehold
Tax Band: E

Guide Price £525,000



Being sold with NO ONWARD CHAIN is this DETACHED family home boasting a spacious lounge diner, STUDY / PLAYROOM and THREE/FOUR GOOD SIZED BEDROOMS*. Further offering a generous, unoverlooked PRIVATE 65' REAR GARDEN, ample driveway parking, a brick built DETACHED GARAGE and excellent POTENTIAL for further EXTENSIONS (STP). Ideally located within a short walk from very popular local schooling, shops/amenities, plus walking distance to the city centre. Contact Hamilton Piers of Springfield to view!



Bodmin Road, Chelmsford, CM1 6LH

Ground Floor Accommodation:

Entrance Hall:

UPVC entrance door to front, doors to lounge diner, kitchen, study/bedroom 4, cupboard, radiator, stairs to first floor.

Lounge Diner:

17'9 (max) x 15'1 (max) (5.41m (max) x 4.60m (max))

Dual aspect double glazed windows to front and rear, double sliding doors to garden, 2x radiators.

Kitchen:

9'0 x 8'9 (2.74m x 2.67m)

Double glazed window to rear, UPVC door to side, range of wall and base units, rolled edge work surfaces with sink inset, stand alone oven and hob, fridge, part tiles walls.

Study / Bedroom Four / Play Room

9'11 x 6'11 (3.02m x 2.11m)

Double glazed window to front, radiator. Ideal as a ground floor bedroom or as a reception room.

First Floor Accommodation:

Landing:

Double glazed windows to front and side, doors to bedroom one, bedroom two, bedroom three, family bathroom, airing cupboard, radiator.

Bedroom One:

15'0 x 10'11 (4.57m x 3.33m)

Double glazed dual aspect windows to front and rear, radiator.

Bedroom Two:

8'9 x 8'7 (2.67m x 2.62m)

Double glazed window to rear, radiator.

Bedroom Three:

10'3 x 7'0 (3.12m x 2.13m)

Double glazed window to front, radiator.

Family Bathroom:

8'9 x 6'11 (2.67m x 2.11m)

Obscure double glazed window to rear, panel bath with mixer tap, pedestal hand wash basin, low level W/C, radiator, part tiled walls, loft access.

Exterior:

Rear Garden:

Paved patio to immediate rear, 2x gated side access, side access to garage, mature shrubs to border, rest laid to lawn, approx 65'.

Front Garden, Parking & Drive

Driveway parking for 2/3 cars with potential space for more vehicles, brick built tandem (larger than average) garage with up and over door & door to garden, front garden laid to lawn.



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

