



Berwick Avenue

Chelmsford, CM1 4AW

Freehold
Tax Band: E

Asking Price £525,000



Boasting a 1/3 ACRE CORNER PLOT is this sizeable detached home, currently offering UPTO 4/5 BEDROOMS and 4 RECEPTION ROOMS - plus ***TWO UN-FINISHED EXTENSIONS***, offering upto FOUR EXTRA ROOMS* in addition to the current liveable accommodation, and potential for additional rooms! To appreciate the full potential on offer here this home MUST BE VIEWED TO BE APPRECIATED!! An ideal home for those not afraid of a project and looking to create a substantial family home in the sought-after area of Broomfield. Further offering a 32' KITCHEN & CONSERVATORY, utility room, an EN SUITE to the LARGE 19' MASTER BEDROOM, private gardens and ample parking. Contact Hamilton Piers to view!



GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

UPVC entrance door into hallway, stairs to first floor, radiator, doors to-

LOUNGE:

16'01" x 13'07" (4.90m x 4.14m)

Double glazed window to front, feature fireplace, radiator, opening to diner.

DINER:

11'03" x 9'07" (3.43m x 2.92m)

Double glazed window to side, radiator, door to kitchen.

STUDY / PLAY ROOM / SINGLE BEDROOM:

10'00" x 7'10" (3.05m x 2.39m)

Double glazed window to side, radiator.

BEDROOM FOUR / ADDITIONAL RECEPTION ROOM:

13'09" x 8'09" (4.19m x 2.67m)

Double glazed window to front, radiator.

BATHROOM:

Double glazed window to rear, bath with shower over, pedestal hand basin, low level w/c, fully tiled, radiator.

UTILITY SPACE:

Square edge worktops, matching wall and base units, radiator, through to kitchen.

OPEN PLAN KITCHEN & CONSERVATORY:

32'07" x 8'09" (9.75m x 2.13m x 2.67m)

Double glazed windows and french doors to rear, round edge worktops with composite drainer sink inset, matching wall and base units, electric hob and oven with extractor over, space for dishwasher, washing machine, tiled splashbacks, tiled flooring. Door to extension room 1 & 2 from conservatory.

EXTENSION:

32' (9.75m)

Foundations and brick work done for the rear extension (planned to create a big open plan kitchen family space).

EXTENSION ONE & TWO:

7'09" x 2'08" (2.36m x 0.81m)

Converted from the garage, double glazed window and door to rear.

EXTENSION THREE / FIFTH BEDROOM:

Structure built for a 5th bedroom with en-suite, brick and block work done with drainage for en-suite in place.

FIRST FLOOR ACCOMMODATION:

MASTER BEDROOM:

19'05" x 14'07" (5.92m x 4.45m)

Dual aspect double glazed window to front and side, sloped ceilings, dressing area with built in wardrobes, radiator, door to ensuite.

EN-SUITE:

9'01" x 8'06" (2.77m x 2.59m)

Double glazed window to rear, sloped ceilings, free standing bath, low level w/c, pedestal hand basin, radiator.

BEDROOM TWO:

9'08" x 8'09" (2.95m x 2.67m)

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

BEDROOM THREE:

10'03" x 6'10" (3.12m x 2.08m)

Double glazed window to rear, radiator.

W/C:

Window to rear, wall mounted basin, low level w/c.

EXTERIOR:

REAR GARDEN:

Laid to lawn with mature shrubs and trees to border, pond (with no water), wooden shed to rear, access to front of property.

FRONTAGE & PARKING:

Ample parking for multiple vehicles to front and side.

PLANNING PERMISSION INFORMATION:

All planning permissions can be viewed through-
<https://publicaccess.chelmsford.gov.uk/online-applications>

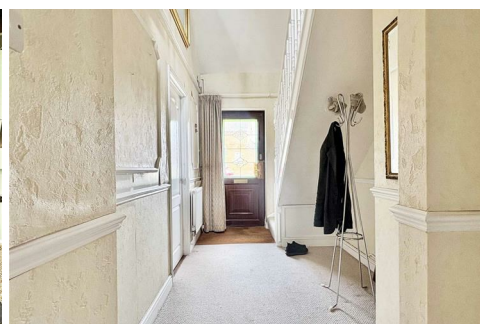
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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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