



## Humber Road

Chelmsford, CM1 7PE

**Guide Price £625,000**

Freehold  
Tax Band: E



Boasting an 18' RECENTLY REFITTED kitchen/breakfast room, 20' BAY-FRONTED lounge plus DINING/PLAYROOM and a DOUBLE GARAGE (potential to convert) with driveway for four vehicles is this four bedroom detached property. Benefiting from a private low-maintenance rear garden, ground floor shower room and further POTENTIAL TO EXTEND / CONVERT (STPP). Ideally set in a highly regarded location, just a short walk to shops/amenities & popular schools with convenient access to Chelmsford City Centre & Mainline Station. Call Hamilton Piers of Springfield to view!



# Humber Road, Chelmsford, CM1 7PE

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

## GROUND FLOOR ACCOMMODATION:

### ENTRY PORCH:

Secure part-glazed main entry door, obscure double glazed windows, coir flooring. Door to inner hall.

### INNER HALL:

Stairs to first floor, Parquet flooring.

### SHOWER / CLOAKROOM:

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

### LOUNGE:

20'0 x 10'10 (6.10m x 3.30m)

Double glazed bay window to front aspect, central gas fireplace with surround, obscure borrowed-light window to rear aspect, two radiators, Parquet flooring.

### DINING / PLAYROOM:

13'7 x 10'9 (4.14m x 3.28m)

Radiator, carpeted flooring. Patio doors to rear garden.

### KITCHEN / BREAKFAST ROOM:

18'8 x 9'6 (5.69m x 2.90m)

Double glazed windows to side and rear aspects, 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, AEG ceramic hob, integrated fridge/freezer and dishwasher, radiator, under stairs cupboard. Door to side aspect.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

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

### MASTER BEDROOM:

13'5 x 10'8 (4.09m x 3.25m)

Double glazed window to rear aspect, fitted wardrobes and dressing unit, radiator, carpeted flooring.

### BEDROOM TWO:

12'6 x 11'2 (3.81m x 3.40m)

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

### BEDROOM THREE:

9'6 x 9'1 (2.90m x 2.77m)

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

### BEDROOM FOUR:

11'2 x 6'7 (3.40m x 2.01m)

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

### SHOWER & UTILITY ROOM:

Opaque double glazed window to rear aspect, enclosed and fully tiled double shower unit, low level WC, inset wash hand basin, fitted storage cupboards with space for washing machine and tumble dryer.

## EXTERIOR:

### REAR GARDEN:

Low-maintenance rear garden, enclosed by fencing and comprising a patio area extending across property rear and side, remainder mainly laid to artificial lawn with mature tree and shrub borders, access into double garage.

### GARAGE, DRIVEWAY & PARKING:

Double garage (potential to convert) fitted with power, lighting and up & over doors. Driveway parking for 4 vehicles.

### AGENTS NOTES:

Council Tax Band: E

For further information regarding this property, please contact Hamilton Piers.



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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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