



## Boyne Drive

Springfield, Chelmsford, CM1 7QW

**Asking Price £395,000**



Freehold  
Tax Band: C

Boasting an UNOVERLOOKED & generously-sized rear garden, spacious 24' DUAL ASPECT lounge/diner with separate kitchen, d/stairs cloakroom and driveway parking for 2-3 vehicles is this well-proportioned three bedroom SEMI-DETACHED property, ideally located within walking distance to the CITY CENTRE (along the river chelmer/bunny walks) and popular local schooling/amenities. Benefiting from POTENTIAL TO EXTEND (STPP) and set in a tucked away CUL-DE-SAC position. Perfect for first time buyers! Call Hamilton Piers of Springfield to view!



# Boyne Drive, Springfield, Chelmsford, CM1 7QW

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Secure main entry door, stairs to first floor, under stairs cupboard, radiator, carpeted flooring.

### CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, inset wash hand basin, radiator, vinyl flooring.

### LOUNGE / DINER:

24'3 x 11'9 (7.39m x 3.58m)

Double glazed bay window to front aspect, central gas fireplace with surround, two radiators, carpeted flooring. Double doors to rear garden.

### KITCHEN:

12'1 x 8'9 (3.68m x 2.67m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor over, space for fridge/freezer, washing machine and dishwasher/tumble dryer, built-in larder cupboard, vinyl flooring. Door to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

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

### BEDROOM ONE:

12'9 x 10'8 (3.89m x 3.25m)

Double glazed window to front aspect, built-in wardrobe and fitted storage cupboards, radiator, carpeted flooring.

### BEDROOM TWO:

10'10 x 9'9 plus door recess (3.30m x 2.97m plus door recess)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring.

### BEDROOM THREE:

9'1 x 7'10 (2.77m x 2.39m)

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

### FAMILY BATHROOM:

Opaque double glazed window to front aspect, P-shaped panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin, heated towel rail, laminate flooring.

### EXTERIOR:

### REAR GARDEN:

Unoverlooked and generously sized rear garden comprising patio area to property rear with remainder mainly laid to lawn, pathway to rear patio area housing storage shed, gated rear access.

### DRIVEWAY & PARKING:

Driveway parking for 2-3 vehicles with further on-street parking available.

### AGENTS NOTES:

Council Tax Band: C

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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