



## Villiers Place

Chelmsford, CM3 3JW

**Guide Price £375,000**

Freehold  
Tax Band:



Boasting an UNOVERLOOKED rear garden with EXTERNAL OFFICE/GYM/STUDIO, a spacious 16' kitchen/diner and UTILITY room plus modern lounge & ground floor shower room is this three bedroom DETACHED property. Benefiting from a garage (part-converted) with driveway parking for three vehicles, POTENTIAL TO EXTEND (STPP) and ideally tucked away in a CUL-DE-SAC location within the sought after village of Boreham. Conveniently located within walking distance of all local amenities with easy access to Beaulieu Station, A12/A130 & Chelmsford City Centre. Perfect for first time buyers!!



## Villiers Place, Chelmsford, CM3 3JW

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

### GROUND FLOOR ACCOMMODATION:

#### ENTRANCE HALL:

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

#### LOUNGE:

13' x 10'10 (3.96m x 3.30m)

Double glazed window to front aspect, radiator, carpeted flooring. Double doors to kitchen/diner.

#### KITCHEN / DINER:

16'4 x 12'9 (4.98m x 3.89m)

Double glazed windows to rear aspect, a series of matching base and wall units, edged work surfaces 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 dishwasher, built-in under stairs storage cupboard, floating island with seating, radiator, wood flooring. Secure door to side aspect and French doors to rear garden.

#### UTILITY ROOM:

Fitted work surface with space for washing machine, tumble dryer and fridge/freezer, wood flooring.

#### SHOWER ROOM:

Opaque double glazed window to rear aspect, enclosed and fully tiled corner shower unit, low level WC, vanity wash hand basin, heated towel rail, vinyl flooring.

### FIRST FLOOR ACCOMMODATION:

#### LANDING:

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

#### BEDROOM ONE:

11'5 x 9'6 (3.48m x 2.90m)

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

#### BEDROOM TWO:

9'10 x 9'2 (3.00m x 2.79m)

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

#### BEDROOM THREE:

6'6 x 6'6 (1.98m x 1.98m)

Double glazed window to front aspect, carpeted flooring.

#### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, inset WC, vanity wash hand basin, vinyl flooring.

#### EXTERIOR:

#### REAR GARDEN:

9'10 x 8'2

#### GARAGE, DRIVEWAY & PARKING:

#### AGENTS NOTES:

Council Tax Band:

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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