



## Radcliffe Way

Chelmsford, CM3 1FN

Freehold  
Tax Band: E

**Asking Price £475,000**



Boasting THREE GOOD-SIZED BEDROOMS with an EN SUITE to the master, a SPACIOUS 18' LOUNGE and a STYLISH 18' KITCHEN DINER is this very well presented modern detached home, ideally located to the edge of the popular village of Great Leighs. Also offering a UTILITY ROOM, cloakroom, an UNOVERLOOKED REAR GADEN, driveway parking and a GARAGE! Ideally located close to village amenities and easy access to Chelmsford's Park & Ride and the A120. Contact Hamilton Piers, Gt Leighs' local property experts, to view!



# Radcliffe Way, Chelmsford, CM3 1FN

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Composite entrance door into hallway., doors to kitchen diner, lounge, W/C, stairs to first floor, wood effect flooring.

### LOUNGE:

18'10" x 9'10" (5.74m x 3.00m)

Dual aspect double glazed window to front and rear, radiator.

### KITCHEN DINER:

19'6" x 8'9" (5.94m x 2.67m)

Dual aspect double glazed window to front and french doors to rear, square edge worktops with stainless drainer sink inset, gas hob with extractor over, integrated oven, and dishwasher, matching wall and base units, wood effect flooring, door to utility.

### UTILITY ROOM:

6'6" x 4'10" (1.98m x 1.47m)

Double glazed window to rear, stainless sink inset with base unit, boiler housed in wall unit, wood effect flooring.

### CLOAKROOM:

4'10" x 3'1" (1.47m x 0.94m)

Wall mounted hand basin, low level W/C. radiator, wood effect flooring.

## FIRST FLOOR:

### LANDING:

Doors to bedroom one, bedroom two, bedroom three, family bathroom.

### BEDROOM ONE:

13'4" x 8'11" (4.06m x 2.72m)

Double glazed window to front, radiator, door to en-suite.

### ENSUITE:

8'11" x 4'10" (2.72m x 1.47m)

Double glazed window to rear, double shower, wall mounted basin, low level W/C, tiled flooring.

### BEDROOM TWO:

9'11" x 10'8" (3.02m x 3.25m)

Double glazed window to front, radiator.

### BEDROOM THREE:

9'11" x 7'5" (3.02m x 2.26m)

Double glazed window to rear, radiator.

### FAMILY BATHROOM:

7'4" x 6'2" (2.24m x 1.88m)

Double glazed window to front, bath with shower over, wall mounted hand basin, low level W/C, tiled flooring.

### EXTERIOR:

#### REAR GARDEN:

Immediate patio to rear with the rest laid to lawn, access to garage.

#### FRONTAGE & PARKING:

Driveway parking for one vehicle, access to garage, up and over door with power connected.

### AGENTS NOTE

There is an estate charge of approximately £303 per annum.



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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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