



Park Avenue

Chelmsford, CM1 2AB

£465,000

Freehold
Tax Band: C



Hamilton Piers are pleased to bring to market this spacious semi detached home boasting **FOUR VERSATILE BEDROOMS**, located within a **SHORT WALK TO TO THE CITY CENTRE**, its mainline station and schooling (incl. Chelmsford's grammar schools)! Offering a spacious lounge **MODERN KITCHEN** with separate dining room, **IMPRESSIVE 22'1" CONSERVATORY**, modern shower room, private rear garden and driveway parking for 2 cars. Contact Hamilton Piers to view!



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Ground Floor:

Entrance Hall:

Composite entrance door to front, doors to lounge, dining room, radiator, stairs to first floor.

Lounge:

14'6" x 12' (4.42m x 3.66m)

Double glazed window to front, double glazed sliding door to conservatory, fireplace, radiator, wood effect flooring.

Conservatory:

22'1" x 8'9" (6.73m x 2.67m)

UPVC roof, double glazed windows to side and rear, french doors to rear, radiator.

Dining Room:

11'2" x 10'8" (3.40m x 3.25m)

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

Kitchen:

9'8" x 9'3" (2.95m x 2.82m)

Double glazed windows and door to conservatory, range of walls and base units, rolled edge work surfaces with sink inset, integrated low level oven, gas hob with extractor over, slimline dishwasher, boiler to cupboard, space for fridge freezer, washing machine, part tiled walls, tiled flooring, entrance to inner hall.

Inner Hall:

Doors to cloakroom, cupboard.

Cloakroom:

Vanity hand wash basin, low level W/C, part tiled walls.

First Floor:

Landing:

Doors to bedroom one, bedroom two, bedroom three, bedroom four, shower room, loft access with ladder to boarded loft, radiator.

Bedroom One:

12'8" x 11'2" x 10'6" (3.86m x 3.40m x 3.20m)

Double glazed window to front, radiator.

Bedroom Two:

12'1" x 7'4" (3.68m x 2.24m)

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

Bedroom Three:

8'11" x 8' (2.72m x 2.44m)

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

Bedroom Four / Dressing Room / Study:

9'4" x 7' (2.84m x 2.13m)

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

Shower Room:

8'3" x 4'1" (2.51m x 1.24m)

Obscure double glazed window to rear, fully tiled double shower cubicle, low level W/C, vanity hand wash basin, chrome towel radiator, part tiled walls.

Exterior:

Rear Garden:

Patio to immediate rear, pagoda with covered seating area, gated side access, mature shrubs to border, rest laid to lawn.

Frontage & Parking:

Driveway parking for 2 cars.



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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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