



Hawthorn Close, Bicknacre Chelmsford CM3 4FQ



**william
h brown**

welcome to

Hawthorn Close, Bicknacre Chelmsford

****GUIDE PRICE £400,000 - £425,000**** Occupying an ENVIABLE POSITION BACKING ONTO PARKLAND in a CORNER PLOT POSITION and RECENTLY CONSTRUCTED TO A HIGH STANDARD by Troy Homes, is this TWO DOUBLE BEDROOM HOME with WEST FACING GARDEN, forecourt driveway and EV CHARGING.



Porch

Covered porch area, part glazed door to :-

Entrance Hall

Stairs rising to first floor with space under, large built in storage cupboard, underfloor heating, doors to :-

Cloakroom

Contemporary which suite comprising low level WC and vanity basin, part tiled walls, underfloor heating.

Kitchen Diner

19' 11" x 7' 5" (6.07m x 2.26m)

Double glazed UPVC window to front, contemporary fitted shaker style kitchen comprising one and a half bowl sink set in quartz work surfaces with matching upstands and range of eye and base level units with comprehensive range of integrated appliances, underfloor heating, open to :-

Lounge

14' 9" x 9' 10" (4.50m x 3.00m)

Double glazed UPVC French doors with flag windows to rear opening onto the garden, underfloor heating.

First Floor

Landing

Airing cupboard, further large built in utility cupboard with space and plumbing for washing machine, loft access, doors to :-

Bedroom One

11' 4" x 10' (3.45m x 3.05m)

Double glazed UPVC windows to front, fitted wardrobes, radiator.

Bedroom Two

14' 9" x 9' 1" max (4.50m x 2.77m max)

Double glazed UPVC windows to rear overlooking the garden and parkland beyond, radiator.

Bathroom

Contemporary four piece suite comprising panel bath, separate walk-in shower, low level WC and hand basin, part tiled walls, chrome heated towel rail.

Outside

Front

Block paved forecourt driveway providing off road parking for two vehicles with EV charge point, gated side access to :-

Rear Garden

West facing, enclosed by panel fence and laid to lawn with raised patio seating area, backing onto parkland with permission to install a gate to access the park.

Agents Note

An annual estate service charge of £250 is payable to PMS for the upkeep of the development.



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welcome to

Hawthorn Close, Bicknacre Chelmsford

- West Facing Garden
- Backing Onto Parkland
- Desirable Village Location
- EV Charge Point
- High Specification Throughout

Tenure: Freehold EPC Rating: B
Council Tax Band: C

guide price

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MLN104879 - 0005

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