



## Main Road

Chelmsford, CM3 1NN

**Asking Price £395,000**



Freehold  
Tax Band:

Boasting NO ONWARD CHAIN, an UNOVERLOOKED rear garden plus spacious 20' lounge/diner and modern kitchen is this IMMACULATELY PRESENTED two DOUBLE bedroom semi-detached bungalow. Benefiting from a GARAGE (potential to convert\*) with driveway for two vehicles, UNDERFLOOR HEATING THROUGHOUT and ideally located in the highly regarded village of Great Leighs - Close to all local amenities, bus routes with convenient access to A120/M11 & Chelmsford City Centre and Mainline Station.



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

## GROUND FLOOR ACCOMMODATION:

### ENTRY PORCH:

Secure part-glazed entry door, double glazed windows to front aspect. Secure entrance to;

### INNER HALL:

L-shaped hall comprising carpeted flooring with under floor heating and access to all rooms.

### LOUNGE / DINER:

20'2 x 12'8 (6.15m x 3.86m)

Double glazed window to rear aspect, central electric fireplace with surround, carpeted flooring with under floor heating. Two sets of French doors to rear garden.

### KITCHEN:

10'5 x 6'8 (3.18m x 2.03m)

Double glazed window to front 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 with ceramic hob and extractor hood over, space for fridge/freezer, washing machine and dishwasher, tiled flooring with under floor heating.

### BEDROOM ONE:

11'8 x 10'6 (3.56m x 3.20m)

Double glazed window to front aspect, carpeted flooring with under floor heating.

### BEDROOM TWO:

10'7 x 10'6 (3.23m x 3.20m)

Double glazed window to front aspect, carpeted flooring with under floor heating.

### BATHROOM:

Opaque double glazed window to rear aspect, enclosed and fully tiled single shower unit, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin, heated towel rail, airing cupboard

(housing wall-mounted boiler), tiled flooring with under floor heating.

## EXTERIOR:

### REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and comprising a large patio area extending across property rear with remainder mainly laid to lawn, shrub rear border with planted beds, Summer House, gated side access and access to garage.

### GARAGE, DRIVEWAY & PARKING:

Single garage fitted with power, lighting and up & over door. Driveway parking for two vehicles with further unrestricted on-street parking available.

### 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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