





Hamilton Piers offer for sale this VERSATILE and VERY SPACIOUS detached bungalow/chalet, boasting FOUR DOUBLE BEDROOMS, entrance hall, 24' LOUNGE, dining area, 16' KITCHEN, utility room, with two bedrooms to the first floor (plus EN SUITE), garage, driveway parking & 43' UN-OVERLOOKED REAR GARDEN.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

COMING SOON.... Hamilton Piers Chelmsford are pleased to offer for sale this VERSATILE and spacious detached bungalow/chalet, boasting FOUR DOUBLE BEDROOMS, entrance hall, 24' LOUNGE, dining area, 16' KITCHEN and utility room, with two bedrooms to the first floor (inc. EN SUITE), plus garage, driveway parking & a very peaceful UN-OVERLOOKED REAR GARDEN.

Ideal for those looking for a detached bungalow with guest bedrooms for the grand children in a quiet cul-de-sac location, or for a growing family in need of four double bedrooms. Viewings are very highly recommended!!

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front, tiled floor, door to kitchen and lounge.

LOUNGE: (23' 11" x 11' 11" > 7' 10")

Double glazed window to front, brick fireplace with coal effect gas fire inset, radiator, archway to;

DINING AREA/ STUDY: (11' 4" x 8' 1")

Double glazed french doors to rear, obscure double glazed window to side, radiator.

KITCHEN BREAKFAST ROOM: (16' 10" x 10' 4" max)

Double glazed window to front and side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset and breakfast bar, spaces for cooker and fridge freezer, gas boiler to wall, tiled floor, radiator, double glazed door to side in to utility room and door to inner hallway.

UTILITY ROOM/ LEAN-TO: (11' 3" x 5' 3")

Double glazed window to front and rear, door to rear, rolled edge work surface with stainless steel sink inset, spaces for washing machine and tumble dryer.

INNER HALLWAY:

Stairs to first floor, doors to bedrooms one and two, and bathroom.

BEDROOM ONE: (12' 10" X 11' 10")

Double glazed window to rear, radiator.

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BEDROOM TWO/ FAMILY ROOM: (12' 10" X 10' 5")
Double glazed window to rear, radiator.

BATHROOM:

Obscure double glazed window to side, panelled bath with shower over, low-level WC, pedestal wash hand basin, tiled walls, radiator.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Double glazed window to side, airing cupboard housing hot water tank, doors to bedrooms three and four.

BEDROOM THREE: (14' 1" max x 11' 7")

Double glazed window to front and side, built-in wardrobes and eaves storage cupboards, door to en suite.

EN SUITE:

Velux window to side, panelled bath with shower attachment, pedestal wash hand basin, low-level WC, radiator, eaves storage cupboard.

BEDROOM FOUR:(11' 4" x 10' 2" plus door recess)

Double glazed window to rear, radiator, eaves storage cupboard.

EXTERIOR:

REAR GARDEN:

A quiet and un-overlooked rear garden measuring 43' x 38', with lawned garden, block paved patio area, greenhouse, small shed to side of property and two larger sheds to rear plus summerhouse, gated side access.

FRONT GARDEN:

Brick paved driveway leading to the garage, with up and over door. Side access to garden.

AGENTS NOTES

If you have any further questions regarding this property, please call Hamilton Piers Chelmsford.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.