

65 Hill View Road, Chelmsford, Essex, CM1 7RS



Freehold

Guide Price

£450,000 - £475,000

Subject to contract

**3 bedrooms,
2 reception rooms
and 2 bathrooms**



Some details

General information

Offering stylish décor throughout, to the ground floor the property consists of a welcoming entrance hall, cloakroom, generous sized sitting room opening on to the dining area with French doors leading to garden, high specification kitchen as well as a playroom/office. The second floor provides three bedrooms (bedroom two having an ensuite) and a good-sized family bathroom, all of which run off the spacious landing.

From the hallway access is provided into a spacious living room which opens effortlessly into the dining area. The dining area is a bright and airy room with French doors, skylights and windows overlooking the garden. Offset is the stunning, recently fitted modern kitchen featuring a range of base and eye level units with work surfaces over, sink with mixer tap, integrated eye level electric oven, electric hob with overhead extractor, built-in dishwasher, integral washing machine, separate integral dryer, full length integral fridge/separate freezer, Herringbone wood flooring and side access to the garden. The remainder of this flexible accommodation is completed by the playroom/study, which could be utilised as an additional bedroom if required.

To the first floor there are three well-portioned double bedrooms and a spacious modern family bathroom which features a low-level W.C, pedestal wash hand basin, and a p shape, panel enclosed bath. Bedroom two is served by an en-suite shower room, comprising a low-level W.C, pedestal wash hand basin and a shower cubicle.

Living room

21' 3" max x 13' 8" max (6.48m x 4.17m)

Kitchen

20' 1" x 8' 4" (6.12m x 2.54m)

Office / Playroom

16' x 7' 9" (4.88m x 2.36m)

Bedroom one

12' 5" x 10' 8" (3.78m x 3.25m)

Bedroom two

11' 4" x 8' 4" (3.45m x 2.54m)

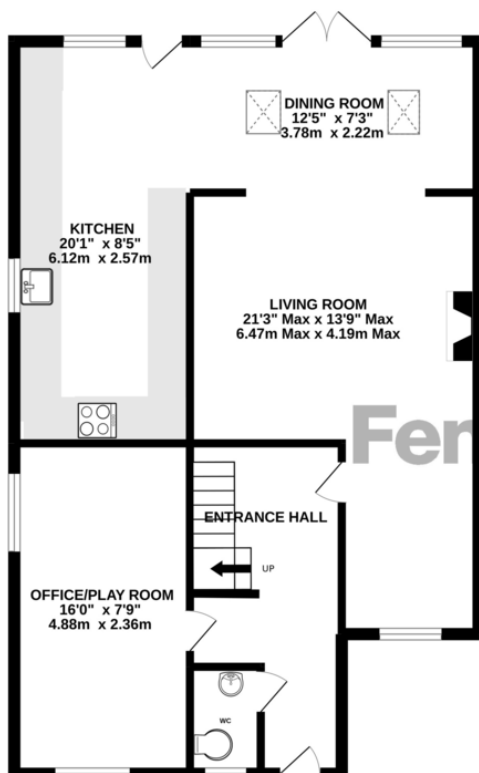
Bedroom three

10' 8" x 8' 5" (3.25m x 2.57m)

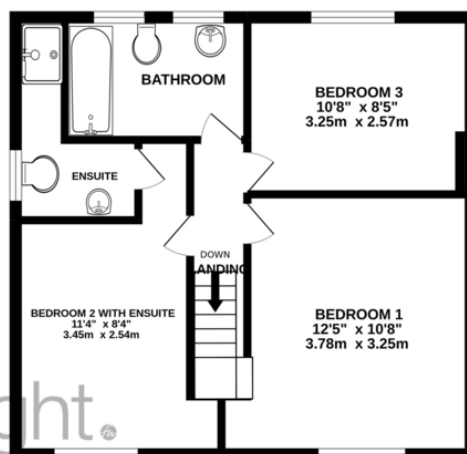


A stylishly presented three double bedroom extended semi-detached family house in close proximity to Chelmsford City Centre.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Outside

To the front of the property there is a driveway providing off road parking for up to three vehicles. Side access leads into the fully enclosed rear garden. The spacious garden commences with a paved patio area to the front and the remainder mainly laid to lawn with a selection of shrubs to the borders. To the rear of the garden is a brick-built outbuilding.

Location

The property is positioned within an established and highly regarded area of Chelmsford and within walking distance of Chelmsford's City centre and mainline railway station, providing an approximate journey time to London Liverpool Street of thirty-five minutes. The property's rear boundary is located behind the railway line.



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Chelmsford city centre is located approximately half a mile to the south of the property and provides a popular High Street with a wide collection of shopping and recreational facilities.

The area provides excellent educational facilities being in the catchment area for Trinity Road Primary School and Boswells Secondary School with further state, grammar, and private schooling available in the surrounding areas. Nearby is the popular Pollards Meadow recreation ground providing a wealth of open space and a children's activity park and the beautiful Chelmer Valley Local Nature Reserve is within a minute's walk.

The property has convenient access to the A12 dual carriageway linking both northbound towards Colchester and southbound towards the M25 and beyond.

Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - C

Our ref - 54885JG

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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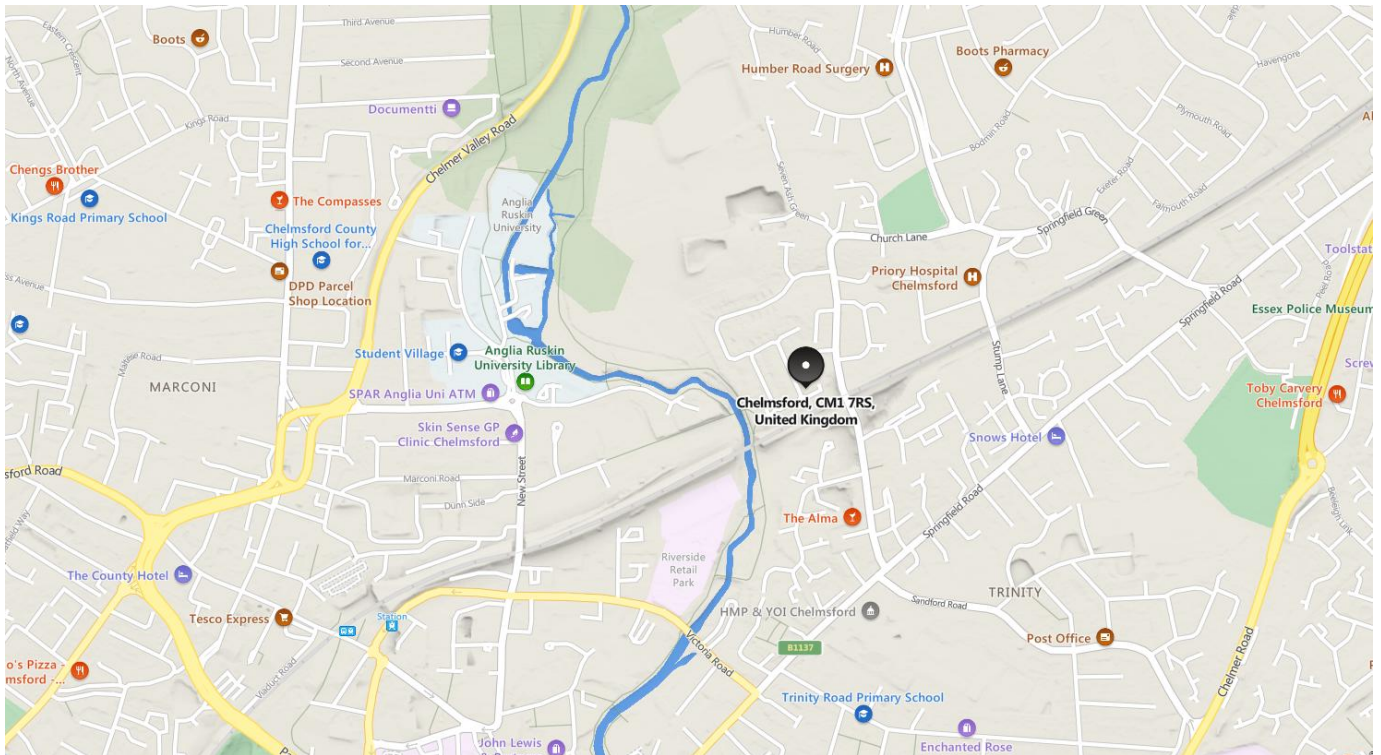
Viewing

To make an appointment to view this property please call us on 01245 292 100.

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Directions

Satnav - Postcode CM1 7RS

To find out more or book a viewing

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