



PERIOD  
HOMES



Hill Road  
Chelmsford Essex CM2 6HW  
£795,000

## Hill Road, Chelmsford, Essex CM2 6HW

Edwardian – AVAILABLE FOR VIEWING An exceptionally spacious four bedroom halls adjoining semi-detached house, offering character filled accommodation of exceptional proportions, with the advantage of having a self-contained one bedroom annexe within the garden. The property is situated within a very short walk of the Town Centre (approx 5 mins) and the Railway Station (approx 15 mins).

The bay fronted elevations are adorned with mellow cream rendering, white relief panel work and deep double glazed sash windows; filling the home with natural light. Set behind a retaining red brick wall with traditional railings and gates opening onto a tiled path leading to the recessed porch. A beautiful stained glass entrance door and side lights opens into the welcoming hall with a gently rising staircase, storage cupboard and cloakroom fitted with a white suite. The front reception room enjoys exceptional natural light from the deep bay window and features a period fireplace with wood burning stove, flanked by a pair of oak bookcases. The rear reception room makes a perfect area for a home office/study and has a door leading out to the courtyard area, a period style fireplace and gas fire. To the rear of the house is the ideal family space; extending to 35' with bi-folding doors leading out to the garden and incorporating a farmhouse style kitchen with woodblock worktops extending to a peninsular breakfast bar and a butler sink. The kitchen also includes a Britannia range cooker and an American style fridge/freezer. The family area which leads out to the garden, and has a beautiful corner fitted wood burner and a door leading into the utility room (planning permission has been passed to open the utility room and family room into one larger area, with a new utility room in the courtyard area).

To the first floor is a split level landing with access to the large loft area offering potential for conversion into further bedrooms (subject to planning). The master bedroom is positioned to the rear of the house, with a split-level design offering ample space with a range of built-in wardrobes and an en-suite shower room.

There are a further two large double bedrooms; one with a period fireplace and deep bay window. The fourth bedroom is located to the front and offers potential to be combined with the adjoining bedroom, to offer a dressing room if required. The family bathroom is fitted with a white suite with built-in airing and boiler cupboard.

The delightful west facing garden has been landscaped to provide year round interest and includes a large patio area and raised ornamental fish pond and vegetable garden. Within the garden is a garden shed and further patio area, with a gate providing pedestrian side access to the rear where an off road parking space can be found (accessed via rear service road).

The self-contained annexe, which has a hot/cold heating system, is a notable feature of the property, offering an industrial inspired design which includes a fitted kitchen, living/bedroom area and shower room to the ground floor. A metal staircase leads up to a mezzanine bedroom or studio. To the rear of the annexe is an integral full size and half size garage.





**ENTRANCE HALL**

**SITTING ROOM**

13'6 x 12'0 (4.11m x 3.66m)

**STUDY**

13'3 x 11'11 (4.04m x 3.63m)

**CLOAKROOM**

**KITCHEN/DINING ROOM**

21'7 x 11'11 (6.58m x 3.63m)

**FAMILY ROOM**

17'4 x 12'10 (5.28m x 3.91m)

**UTILITY ROOM**

16'0 x 6'1 (4.88m x 1.85m )

**STAIRS LEADING TO**

**BEDROOM ONE**

22'6 x 11'11 (6.86m x 3.63m)

**EN-SUITE**

**FAMILY BATHROOM**

**BEDROOM TWO**

14'4 x 12'0 (4.37m x 3.66m)

**BEDROOM THREE**

12'1 x 11'11 (3.68m x 3.63m)

**BEDROOM FOUR**

8'4 x 7'7 (2.54m x 2.31m)

**ANNEXE GROUND FLOOR**

**KITCHEN/LIVING ROOM**

18'11 x 13'10 (5.77m x 4.22m)

**SHOWER ROOM**

**STAIRS LEADING TO**

**BEDROOM**

15'6 x 11'5 (4.72m x 3.48m)

**DOUBLE GARAGE**

15'6 x 11'5 (4.72m x 3.48m)

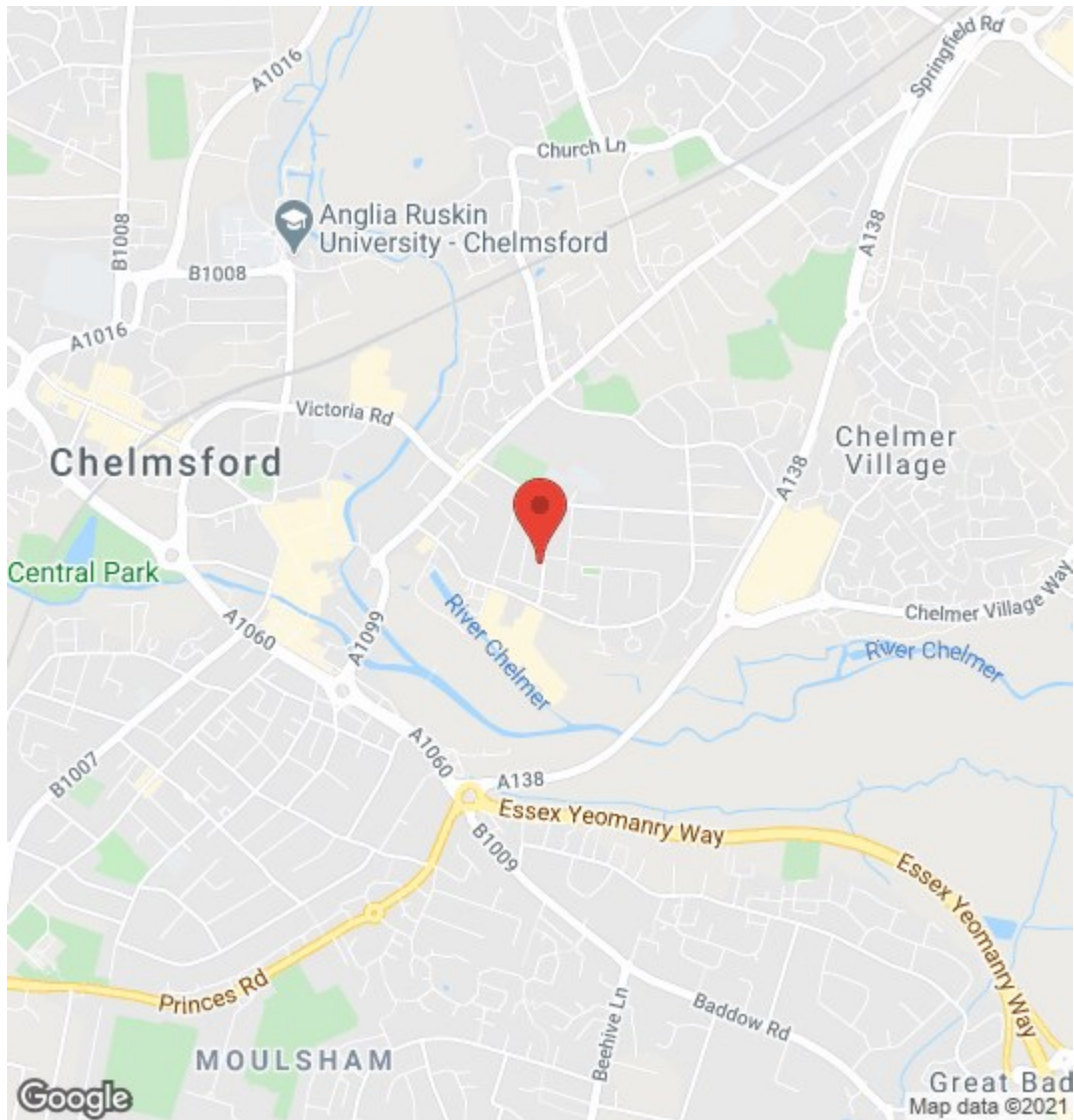




Hill Road, Chelmsford, Essex  
Approximate Gross Internal Area  
Main House = 178 Sq M/1907 Sq Ft  
Annexe = 68 Sq M/729 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
	83
60	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current	Potential
	81
53	
England & Wales	
EU Directive 2002/91/EC	

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