



13 Hamlet Road, Chelmsford, Essex. CM2 0EU

A three bedroom semi-detached home situated in the highly sought after Old Moulsham area of Chelmsford. The property offers spacious and well balanced accommodation including a lounge with bay window, separate dining room, fitted kitchen, ground floor bathroom and three bedrooms to the first floor, with an en-suite shower room to the principal bedroom. Externally there is an enclosed rear garden with a summer house and permit parking available to the front. Additional benefits include gas fired central heating and double glazed windows. An internal viewing is highly recommended.

PROPERTY DESCRIPTION

Located within the ever popular Old Moulsham area, this charming older style semi-detached home offers spacious accommodation arranged over two floors and would make an ideal purchase for families, professionals or buyers looking to be within easy reach of Chelmsford city centre and mainline railway station.

The ground floor begins with an entrance hall providing access to the main living accommodation and stairs rising to the first floor. To the front of the property is a bright and inviting lounge featuring a bay window which allows plenty of natural light to flood the room along with a feature fireplace creating a focal point to the space. To the rear of the property is a separate dining room overlooking the garden, offering a comfortable area for everyday dining or entertaining guests.

The kitchen is fitted with a range of storage units and work surfaces and provides space for appliances, while a rear lobby leads out to the garden and gives access to the ground floor bathroom which is fitted with a modern white suite.

On the first floor there are three bedrooms, including a spacious principal bedroom which benefits from its own en-suite shower room. The remaining bedrooms offer versatile space suitable for children, guests or a home office.

Outside, the property enjoys a private enclosed rear garden mainly laid to lawn with a pathway leading to a generous summer house located at the rear of the garden. With power and lighting connected, this space offers excellent flexibility and could be used as a home office, studio or hobby room.

Further benefits include gas fired central heating, double glazing and permit parking, while the convenient location places local shops, schools and Chelmsford city centre amenities all within easy reach.

FEATURES

- No Onward Chain
- Three bedroom semi-detached house
- Old Moulsham Location
- Viewing Advised
- Potential for extension subject to planning permission

ROOM DESCRIPTIONS

Entrance Hall

Entrance door to front, stairs rising to the first floor, radiator and access to main living accommodation.

Lounge

3.24m x 3.68m (10'7" x 12'1")

Double glazed bay window to front, feature fireplace with mantel surround, radiator.

Dining Room

2.86m x 3.58m (9'5" x 11'9")

Double glazed window overlooking the rear garden, radiator.

Kitchen

1.85m x 2.96m (6'1" x 9'9")

Fitted with a range of work surfaces with cupboards and drawers below, matching wall mounted units, inset sink unit, integrated oven and hob with extractor over, spaces for appliances, double glazed window to rear and door leading to rear lobby.

Rear Lobby

Door providing access to the rear garden and door leading to the bathroom.

Bathroom / WC

2.47m x 2.68m (8'1" x 8'10")

White suite comprising panelled bath with shower over, wash hand basin and low level WC, tiled walls, heated towel rail, double glazed window to side.

Landing

Loft access, doors leading to all bedrooms.

Bedroom One

4.02m x 2.98m (13'2" x 9'9")

Double glazed window to front, radiator, door leading to en-suite.

En-Suite Shower Room

Suite comprising shower cubicle, wash hand basin and low level WC, tiled walls and extractor fan.

Bedroom Two

2.86m x 3.94m (9'5" x 12'11")

Double glazed window to rear, radiator.

Bedroom Three

1.85m x 2.68m (6'1" x 8'10")

Double glazed window to rear, radiator.

Rear Garden

Enclosed rear garden mainly laid to lawn with pathway and flower beds, side access gate and summer house to remain.

Summer House

3.51m x 3.58m (11'6" x 11'9")

Power and lighting connected with doors to the front, ideal for use as a garden office, studio or relaxation space.

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

FLOORPLAN

