



Hamberts Road, Chelmsford CM3 5TU  
£560,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)



## The accommodation comprises

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An exceptional five bedroom detached family home having been totally refurbished to a high standard approximately three years ago. The property includes a superb newly fitted kitchen/breakfast room, snug/dining room, lounge and cloakroom, the remaining accommodation comprises of five bedrooms over two floors, three of which have en-suites and a family bathroom. PLEASE NOTE the third floor bedrooms and family bathroom could if required be made into one very large master suite making the accommodation extremely versatile. Externally the property has a very pleasant rear garden and to the front, there is parking for two vehicles leading to the drive and garage. POINTS TO NOTE. THE BELOW WERE REPLACED APPROXIMATELY THREE YEARS AGO. NEW KITCHEN, BATHROOM AND EN-SUITES. NEW CARPETS AND FLOORING. NEW WIRING. NEW PLUMBING. NEW BOILER AND MEGA FLOW SYSTEM. NEW SOFFITS AND GUTTERING. FRESHLY DECORATED AND TILED. NO ONWARD CHAIN.

DISCLAIMER:  
PLEASE NOTE SOME OF THE PHOTOGRAPHY IS FROM THE ORIGINAL REFURBISHMENT, THE PROPERTY HAS BEEN RENTED FOR APPROXIMATELY THREE YEARS AND THEREFORE MAY SHOW SIGNS OF OCCUPATION. PLEASE FEEL FREE TO DISCUSS WITH THE AGENT.

### Entrance porch

Double glazed entrance door to the porch which has a built in cupboard with a newly fitted wall mounted boiler, door to the Snug/2nd lounge.

### Snug/2nd lounge

12'5 x 10'2  
As with all the rooms in this property, this is completely versatile, whether this be a snug/2nd lounge or dining room its really your preference. Newly laid quality wood effect laminate flooring, smooth plastered ceiling and down lighting, two double glazed windows to the front and radiator, large under stair storage cupboard.

### Kitchen/breakfast room

22'1 x 10'1  
Fitted kitchen with of a range of white high gloss eye level units, matching base units including a matching base and combined desk unit and drawers with grey quartz worktops over and under lights. One and a half sink, built in induction hob with above extractor, integrated fridge freezer, dishwasher and free standing washing machine, two built in stainless steel ovens, a nice touch for a five-bedroom house. Smooth plastered ceiling with down lighting and a continuation of the wood effect laminate flooring, double glazed window to the side and double glazed French doors to the garden, television point and radiator.

### Lounge

16'8 x 10'9  
Smooth plastered ceiling and once again quality fitted wood effect laminate flooring, built in space for television point, DVD and satellite with concealed wiring, french double glazed doors to the rear garden and radiator.

### Inner hallway

Wood effect laminate flooring and radiator, double glazed window and door to the rear, stairs to the first floor landing. Door to the cloakroom.

### Cloakroom

Smooth plastered ceiling and down lighting, newly fitted built in w/c and hand wash basin with vanity surround and cupboards below, tiled walls and flooring, radiator and double glazed window to the rear.

### Landing

Newly laid carpet, airing cupboard also housing the newly fitted mega flow water system, radiator and double glazed window to the rear, stairs to second floor landing.

### Bedroom en-suite

11'9 x 10'3  
Smooth plastered ceiling and newly fitted carpets, radiator and double glazed window to the front and side, door to the en-suite bathroom. En-suite comprising of a free standing bath with raised taps and shower attachment, built in w/c and hand wash basin again with vanity surround and cupboards below and back mirror. Double glazed window to the rear and a heated towel rail.

### Bedroom en -suite

11 x 8'1  
Smooth plastered ceiling and newly laid carpet, television point, radiator and double glazed window to the side, door to the en-suite bathroom. En-suite comprising of smooth plastered ceiling and down lighting, paneled bath with shower attachment and shower screen, built in w/c and hand wash basin with vanity surround and cupboards below and back mirror. Double glazed window to the side and heated towel rail.

### Bedroom en-suite

13'7 x 10'3  
Smooth plastered ceiling and television point, newly fitted carpet, radiator and double glazed window to the side. Door to the en-suite. En-suite comprising of smooth plastered ceiling and down lighting, tiled flooring, shower cubicle, built in w/c and hand wash basin with vanity surround back mirror and cupboards below. Chrome heated towel rail and double glazed window to the front.

### Landing

Loft access doors to two bedrooms and bathroom, PLEASE NOTE as mentioned this complete floor could very easily become a master suite and dressing room, if required.

### Bedroom

16'9 x 13'1  
Smooth plastered ceiling, newly fitted carpets and down lighting, television point, radiator and double glazed window to the side.

### Bedroom

12'3 x 11  
Smooth plastered ceiling and newly fitted carpets, television point, radiator and a double glazed window to side.

### Bathroom

Smooth plastered ceiling, panelled bath with shower attachment, close coupled w/c, hand wash basin with double cupboard below and above mirror. Chrome heated towel rail, and double glazed window to the side and expel air.

### Rear garden

The rear garden is a good size and has recently been laid to lawn, there is close board fencing and a hard

standing for storage with a gate giving access to the front. Corner laid to slab patio with a metal frame fixed to the floor Gazebo. Courtesy door to the garage and the outside of the house has newly fitted stainless steel cylinder lights, from the lounge there is also a newly fitted covered veranda.

### Frontage

The property frontage is part hedged and close board fenced and to the side there is parking for two vehicles, this then leads to the properties own drive and garage.

### Garage

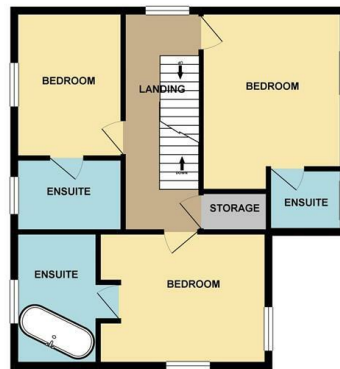
The garage has an up and over door, power and light.



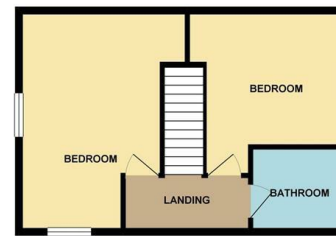
GROUND FLOOR 648.37 sq. ft.  
(60.24 sq. m.)



1ST FLOOR 607.00 sq. ft.  
(56.39 sq. m.)



2ND FLOOR 413.99 sq. ft.  
(38.46 sq. m.)



TOTAL FLOOR AREA : 1669.35 sq. ft. ( 155.09 sq. m.) approx.

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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S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**Energy Efficiency Rating**

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

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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