

FOR SALE

Offers in Region of £750,000 Freehold



BALCH
INDEPENDENT ESTATE AGENTS

Hill Road, Chelmsford, Essex, CM2 6HP

- FIVE BEDROOM FAMILY HOME
- VICTORIAN SEMI DETACHED
- REAR & LOFT EXTENSION
- DOUBLE GARAGE
- PARKING
- CHARACTER PROPERTY
- LOW MAINTENANCE REAR GARDEN
- HIGHLY SOUGHT AFTER LOCATION
- COUNCIL TAX BAND D
- EPC BAND D



PROPERTY DESCRIPTION

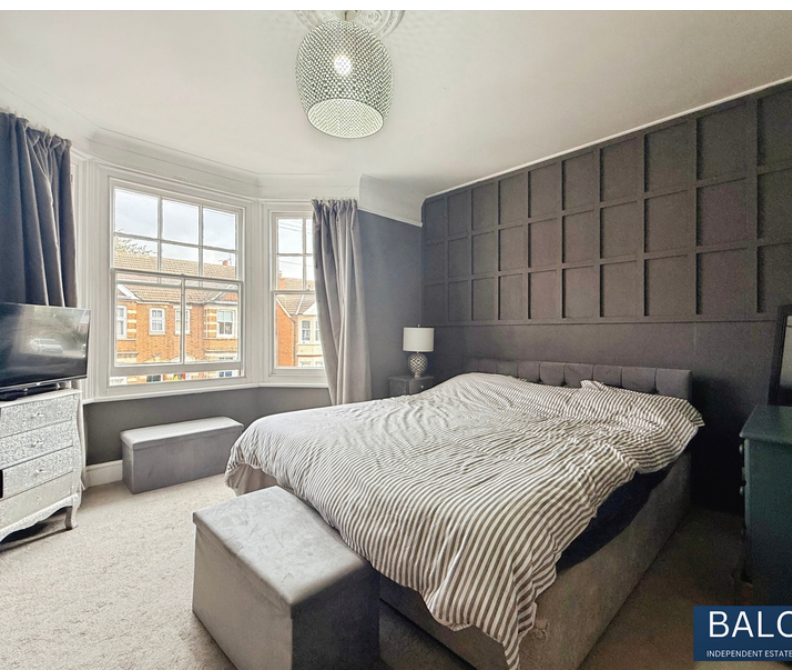
Balch is delighted to present this impressive five-bedroom Victorian semi-detached family home, dating back to 1890 and brimming with period character. Extended to the rear and into the loft, the property offers generous accommodation perfectly suited to modern family living, all within a highly sought after Chelmsford location.

The ground floor features a welcoming entrance hall leading to two well-proportioned reception rooms, with the front room retaining attractive Victorian features including high ceilings and a bay window. To the rear, the extended kitchen provides additional space for everyday family life, with French doors opening onto the low maintenance rear garden.

Arranged over the first floor and loft extension, the property offers five bedrooms, including a generous principal bedroom, alongside two bathrooms.

Externally, the property benefits from a low maintenance rear garden, a double garage and additional off-street parking to the rear, offering valuable practicality for family life.

Combining period charm, spacious accommodation and a desirable location, this is an excellent opportunity to acquire a distinctive Victorian family home in Chelmsford.



ROOM DESCRIPTIONS

GROUND FLOOR

Living Room

14' 5" x 13' 1" (4.39m x 3.99m)

Kitchen/Diner

9' 6" x 30' 3" (2.90m x 9.22m)

Reception Room

11' 9" x 11' 7" (3.58m x 3.53m)

W/C

6' 0" x 3' 9" (1.83m x 1.14m)

FIRST FLOOR

Bedroom One

11' 0" x 14' 3" (3.35m x 4.34m)

Bedroom Two

10' 8" x 11' 1" (3.25m x 3.38m)

Bedroom Five

9' 4" x 9' 4" (2.84m x 2.84m)

Bathroom

8' 7" x 5' 8" (2.62m x 1.73m)

SECOND FLOOR

Bedroom Three

14' 1" x 8' 9" (4.29m x 2.67m)

Bedroom Four

14' 0" x 10' 0" (4.27m x 3.05m)

Shower Room

5' 0" x 5' 2" (1.52m x 1.57m)

Viewings

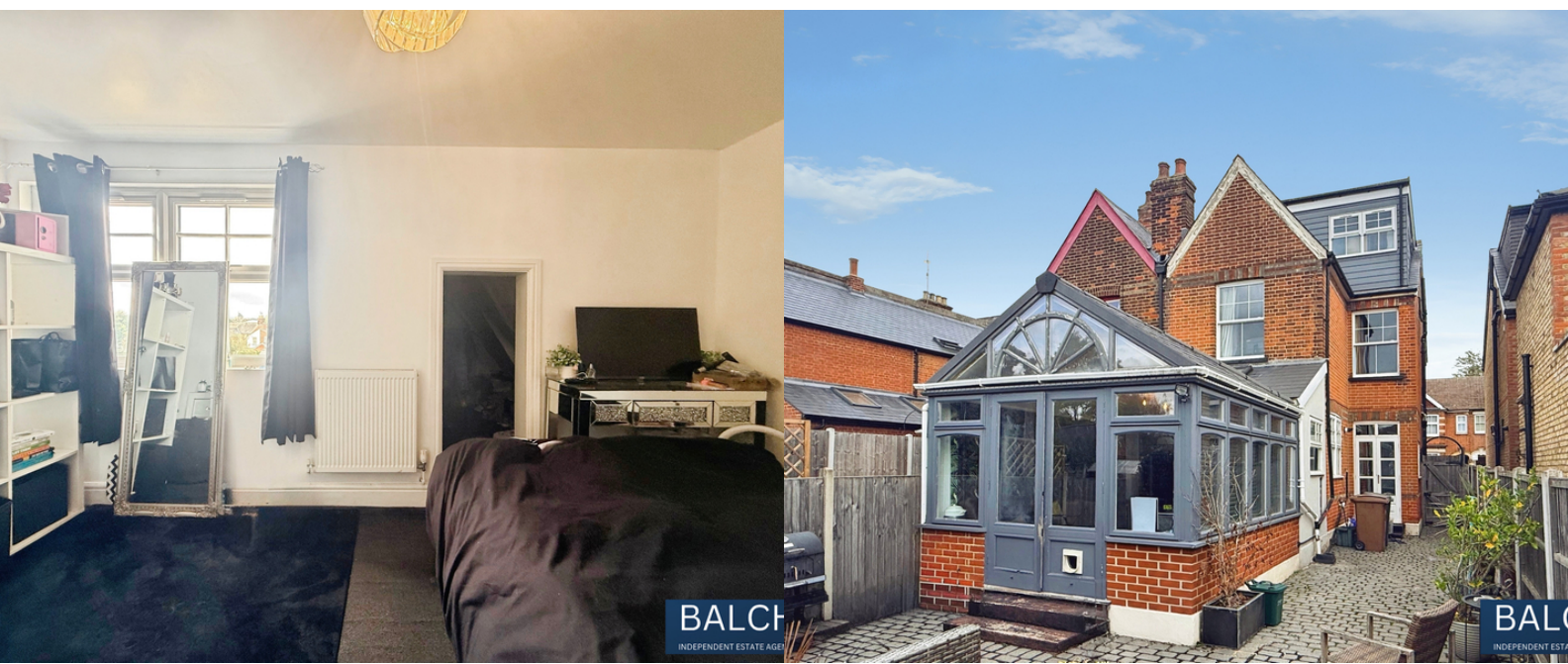
BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Should your offer be accepted on one of our properties, all purchasers will be required to complete Anti Money Laundering (AML) identity verification checks. A non-refundable administration fee of £30.00 plus VAT per person is payable before a Memorandum of Sale is issued.

Referrals

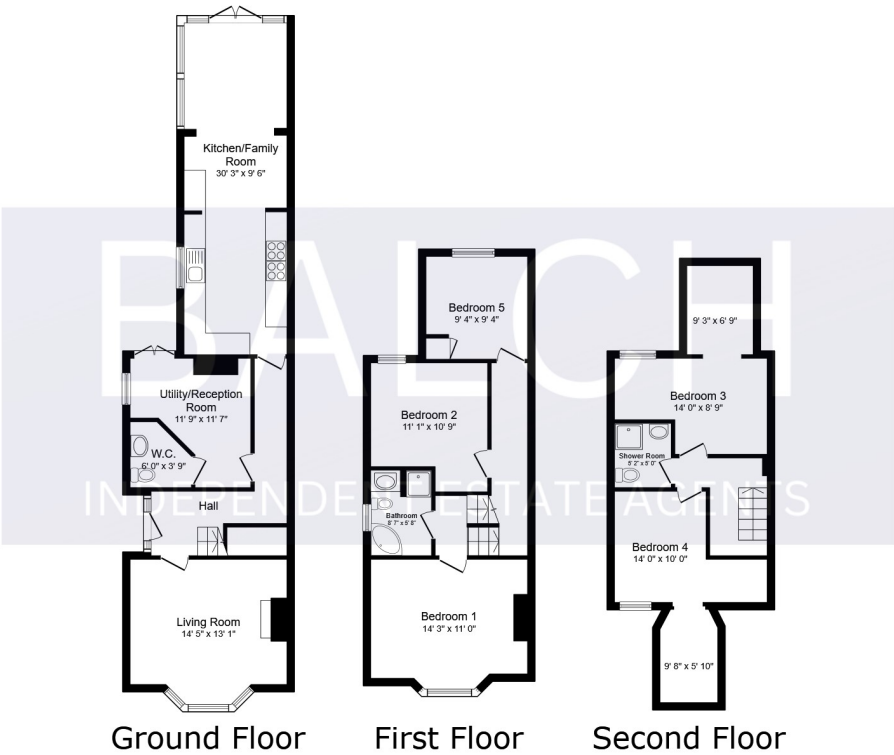
If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



FLOORPLAN & EPC

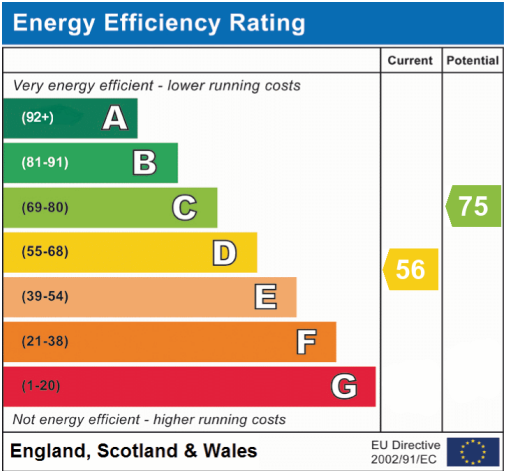


Hill Road, Chelmsford



Total floor area: 1,636 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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