

# KILN & LODGE

ESTATE AGENTS : REDEFINED



## Kingfisher House Hoffmanns Way

Chelmsford, CM1 1FR

Asking price £350,000



# Kingfisher House Hoffmanns Way

, Chelmsford, CM1 1FR

Asking price £350,000



## Communal Entrance

### Entrance Hall

15'6 x 5'3 (4.72m x 1.60m)

Entrance door, with secure video telephone entry system.

### Utility Room

7'5 x 6'11 (2.26m x 2.11m)

Fitted washer/dryer, remainder used for storage space.

### Open Plan Kitchen/Living Room

19'9 x 14'1 (6.02m x 4.29m)

This open plan kitchen is complete with an integrated fridge/freezer, dishwasher and electric 'Bosch' oven and an induction hob with stone work surfaces. Doors to balcony.

### Balcony

### Bedroom One

15'7 x 9'9 (4.75m x 2.97m)

A double bedroom offering plenty of light and a window to the rear.

### Ensuite

9'10 x 3'11 (3.00m x 1.19m)

Shower cubicle, wash hand basin, close coupled WC, fully tiled.

### Bedroom Two

11'8 x 10'5 (3.56m x 3.18m)

A double bedroom offering plenty of light with a window to the rear

## Bathroom

9'8 x 5'7 (2.95m x 1.70m)

A luxurious bathroom suite comprising a bath with a shower over, wash hand basin and WC, fully tiled.

## Exterior

### Allocated Parking

An allocated parking space, with the option to purchase an additional space \*subject to availability.

### Communal Landscaping

### Cycle Store



Road Map



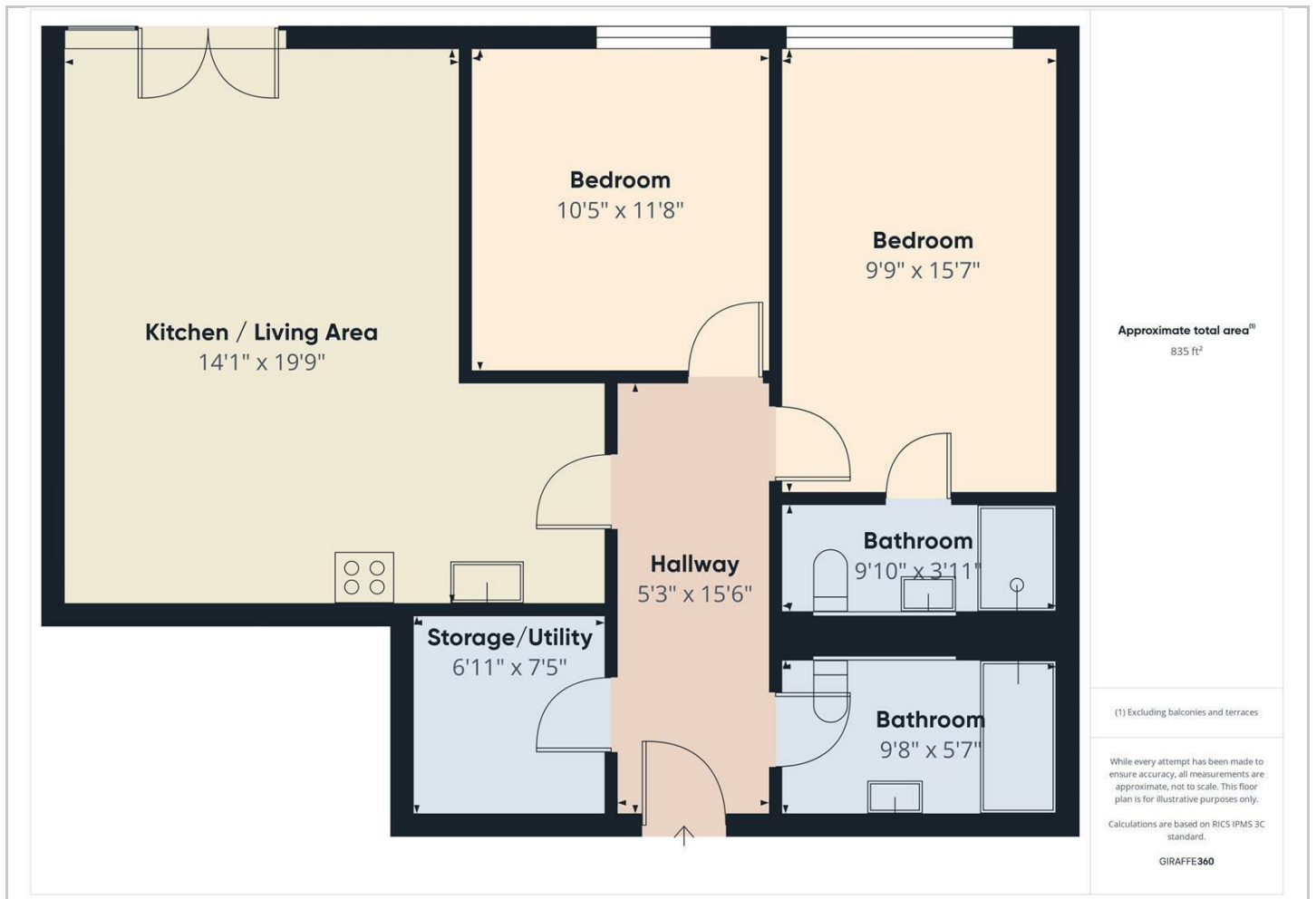
Hybrid Map



Terrain Map



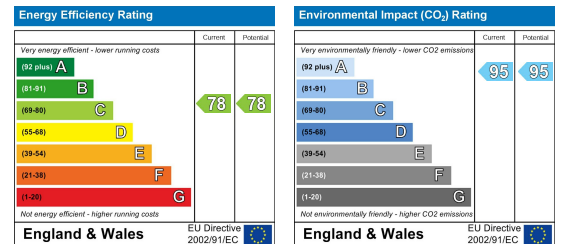
Floor Plan



Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.