KILN & LODGE

ESTATE AGENTS : REDEFINED

50 Laburnum Drive

Chelmsford CM2 9NX

£2,200 Per month

50 Laburnum Drive

Chelmsford, CM2 9NX

3 1 2 C

- Immaculate condition throughout
- Large driveway
- Separate dining room
- Three double bedrooms
- Extended
- Conservatory
- Modern kitchen & bathroom
- Loft room
- EPC- C

ACCOMMODATION

Entrance porch

Lounge
9x 24 (2.74mx 7.32m)

Dining room/ Bedroom
15x 7 (4.57mx 2.13m)

Kitchen
15'5x 8'5 (4.70mx 2.57m)

Conservatory
15'7 x 7'8 (4.75m x 2.34m)

First floor

Bedroom One
14 x 8'10 (4.27m x 2.69m)

Bedroom Two
10'9 x 10'1 (3.28m x 3.07m)

Bedroom Three
15'3 x 6'10 (4.65m x 2.08m)

Bathroom
6'11x 5'7 (2.11mx 1.70m)

Second Floor

Loft Room
17'11 x 9'10 (5.46m x 3.00m)

Exterior

Front garden

Rear Garden

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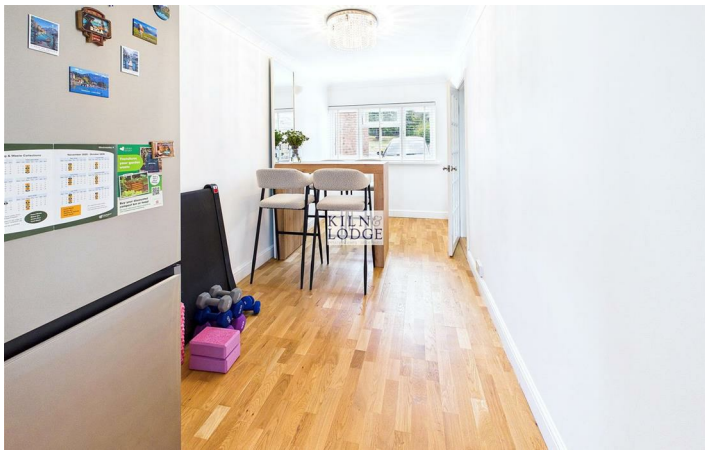
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Floor Plan

Floor 0

Floor 1

Floor 2

Approximate total area(1)

1357.87 ft²

Balconies and terraces

357.36 ft²

Reduced headroom

62.29 ft²

(1) Excluding balconies and terraces

Reduced headroom

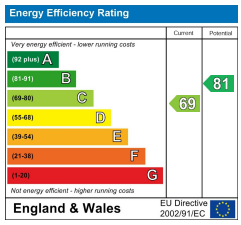
..... Below 5 ft

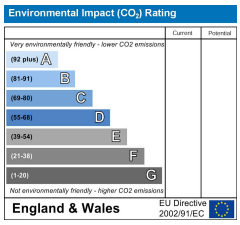
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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