



## Kingfisher House Hoffmanns Way

Chelmsford, CM1 1FR

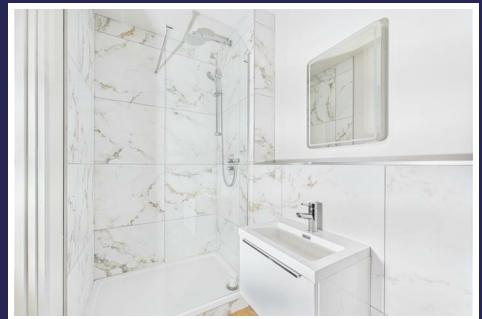
Asking price £350,000



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, Chelmsford, CM1 1FR

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## 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.

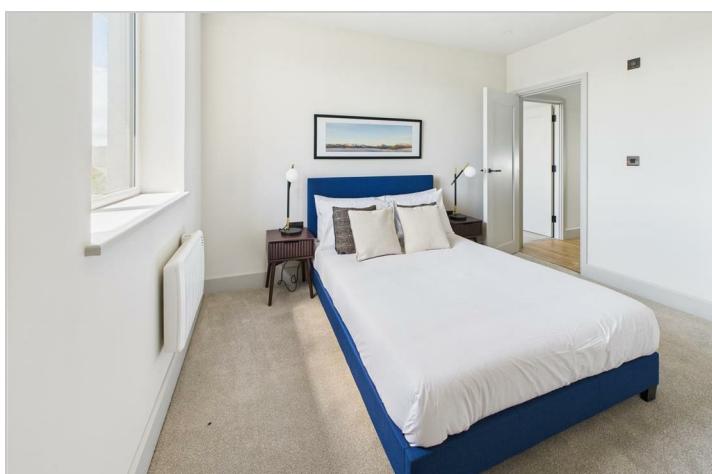
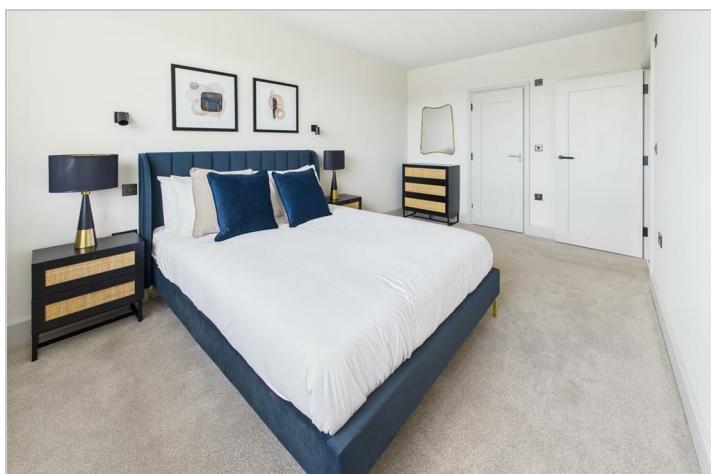
## Exterior

### 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



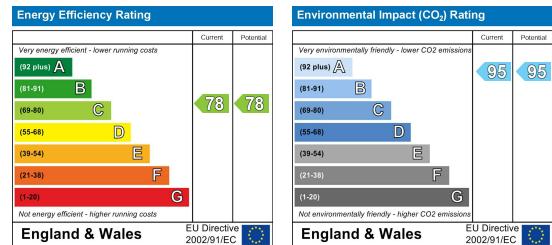
## Floor Plan



## 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



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