



Orford Crescent

Chelmsford, CM1 7NY

Freehold
Tax Band:

Guide Price £425,000



Offered with NO ONWARD CHAIN and boasting a 55' UNOVERLOOKED rear garden, a spacious 20' DUAL ASPECT lounge/diner and three DOUBLE bedrooms is this well-proportioned SEMI-DETACHED property. Benefiting from ample POTENTIAL TO EXTEND (STPP), d/stairs cloakroom and a GARAGE with driveway parking. Ideally located within the highly regarded Old Springfield area, just a short walk to popular local schools & shops/amenities.



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Ground Floor:

Entrance Hall:

Entrance door to front, doors to kitchen, lounge diner, kitchen, radiator, stairs to first floor.

Cloakroom:

Obscure double glazed window to side, low level W/C, wall mounted hand wash basin.

Lounge Diner:

20'6" x 11'5" (6.25m x 3.48m)

Dual aspect double glazed windows to front and rear, UPVC door to rear, door to kitchen, feature fireplace, radiator.

Kitchen:

11'9" x 8'4" > 7'9" (3.58m x 2.54m > 2.36m)

Double glazed window to rear, UPVC door to side, range of wall and base units, rolled edge work surfaces with sink inset, space for fridge freezer, washing machine, cooker with extractor over, part tiled walls.

First Floor:

Landing:

Obscure double glazed window to side half landing, doors to bedroom one, bedroom two, bedroom three, family bathroom, loft access.

Bedroom One:

12'8" x 11'5" > 9'8" (3.86m x 3.48m > 2.95m)

Double glazed window to front, cupboard, radiator.

Bedroom Two:

11'5" x 9'6" (3.48m x 2.90m)

Double glazed window to front, fitted wardrobes, radiator.

Bedroom Three:

11'5" x 7'7" (3.48m x 2.31m)

Double glazed window to rear, cupboard, radiator.

Family Bathroom:

10'4" x 4'8" (3.15m x 1.42m)

Obscure double glazed window to rear, panel bath with shower over, pedestal hand wash basin, low level W/C, radiator, part tiled walls.

Exterior:

Rear Garden:

Paved patio to immediate rear, gated side access, mature shrubs to border, rest laid to lawn.

Frontage, Garage & Parking:

Paved driveway, mature shrubs, rest laid to lawn, up and over door to garage.

Agent Notes:

Council Tax Band: D



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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