



## Crushton Place

Chelmsford, CM1 4WH

**£475,000**

Freehold  
Tax Band: E



Boasting an UNOVERLOOKED REAR GARDEN with an OFFICE, plus FOUR DOUBLE BEDROOMS with an EN SUITE to the master is this DECEPTIVELY SPACIOUS semi detached home, ideally located close to the city centre and local schooling (incl. Chelmsford's grammar schools!). With an entrance hall & cloakroom, spacious lounge, separate dining room, fitted kitchen, family bathroom, GARAGE & CARPORT, driveway parking and potential to extend, stpp. Contact Hamilton Piers to view!



# Crushton Place, Chelmsford, CM1 4WH

## Ground Floor:

### Entrance Hall:

Entrance door to front, door to cloakroom, lounge, stairs to first floor, radiator, wood effect flooring.

### Cloakroom:

Obscure double glazed windows to front, low level W/C, pedestal hand wash basin, radiator.

### Lounge:

17'1" x 12'7" (5.21m x 3.84m)

Double glazed box bay window to front, radiator, wood effect flooring, entrance to:-

### Dining Room:

11'4" x 8' (3.45m x 2.44m)

French doors to rear, door to kitchen, radiator, wood effect flooring.

### Kitchen:

11'5" x 7'2" (3.48m x 2.18m)

Double glazed window to rear, door to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, gas hob, space for fridge freezer, dishwasher, washing machine, radiator, part tiled walls, tiled flooring.

## First Floor:

### Landing:

Doors to bedroom one, bedroom two, bedroom three, bedroom four, family bathroom, loft access, radiator.

### Bedroom One:

15'7" x 9'6" (4.75m x 2.90m)

Two double glazed windows to front, door to en-suite, radiator, wood effect flooring.

### En-Suite:

6'11" x 4'10" (2.11m x 1.47m)

Fully tiled shower cubicle, low level W/C, radiator, wood effect flooring.

### Bedroom Two:

12'1" x 9' > 8'5" (3.68m x 2.74m > 2.57m)

Double glazed window to rear, radiator, wood effect flooring.

### Bedroom Three:

10'3" x 10'2" (3.12m x 3.10m)

Double glazed window to front, radiator, wood effect flooring.

### Bedroom Four:

11'2" > 7'3" x 10'2" (3.40m > 2.21m x 3.10m)

Double glazed window to rear, radiator, wood effect flooring.

### Family Bathroom:

8'3" x 6'9" (2.51m x 2.06m)

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

### Exterior:

#### Rear Garden:

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

#### Garage & Parking:

Garage with power and up and over doors, with driveway and carport for 2 cars.

#### Office Room:

Door to side, power and lighting connected.



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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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