



Crocus Way

Chelmsford, CM1 6XH

£350,000



Boasting a SPACIOUS 22' LOUNGE with dining area, THREE BEDROOMS, plus driveway parking to the immediate front of the property is this well presented home offered for sale by Hamilton Piers of Springfield. Also offering entrance hall, fitted kitchen & bathroom, and enclosed private rear garden. **VIEW TODAY!**



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Ground Floor:

Entrance Hall:

UPVC entrance door to front, door to lounge diner, stairs to first floor.

Lounge Diner:

22'2" x 12'7" > 7'4" (6.76m x 3.84m > 2.24m)

Double glazed window to front and rear, two storage heaters, cupboard, entrance to:-

Kitchen:

8'2" x 7'10" (2.49m x 2.39m)

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

First Floor:

Landing:

Doors to bedroom one, bedroom two, bedroom three, family bathroom.

Bedroom One:

11'11" x 9'10" > 8'7" (3.63m x 3.00m > 2.62m)

Double glazed window to front, storage heater, loft access.

Bedroom Two:

10'1" x 9'10" > 8'7" (3.07m x 3.00m > 2.62m)

Two double glazed windows to rear, storage heaters.

Bedroom Three:

7' x 6'10" (2.13m x 2.08m)

Double glazed window to front, storage heater.

Family Bathroom:

6'9" x 5'7" > 4'10" (2.06m x 1.70m > 1.47m)

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

Exterior:

Frontage & Parking:

Drieway parking for 2/3 cars.

Rear Garden:

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



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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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