



## Trenchard Crescent

Springfield, Chelmsford, CM1 6FG

**£365,000**



Boasting **THREE DOUBLE BEDROOMS** is this deceptively spacious and **WELL PRESENTED** terraced home with a spacious lounge, **CONSERVATORY**, separate dining room, **MODERN G.F SHOWER ROOM & F.F BATHROOM**, re-fitted kitchen, private rear garden with excellent **POTENTIAL TO EXTEND (STP)**, and private parking for residents.



# Trenchard Crescent, Springfield, Chelmsford, CM1 6FG

## Ground Floor:

### Entrance Porch:

UPVC entrance door to front, door to entrance hall, cupboard, tiled flooring.

### Entrance Hall:

Doors to shower room, kitchen, dining room, lounge, stairs to first floor radiator.

### Shower Room:

Velux window, fully tiled shower cubicle, low level W/C, wall mounted hand wash basin, radiator.

### Kitchen:

9'9" x 8'2" (2.97m x 2.49m)

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

### Conservatory:

11'3" x 8'5" (3.43m x 2.57m)

Double glazed windows to rear and side, double glazed french doors to side, UPVC roof, radiator, tiled flooring.

### Dining Room:

9'9" x 9'9" (2.97m x 2.97m)

Double glazed window to rear, radiator.

### Lounge:

15'9" x 10'11" (4.80m x 3.33m)

Dual aspect double glazed windows to front and rear, two radiators.

## First Floor:

### Landing:

Double glazed window to front, doors to bedroom one, bedroom two, bedroom three, family bathroom, airing cupboard housing immersion tank and boiler, loft access, radiator.

### Bedroom One:

15'9" x 10'1" max (4.80m x 3.07m max)

Double glazed window to rear, radiator.

### Bedroom Two:

10'3" x 9'7" (3.12m x 2.92m)

Double glazed window to rear, radiator.

### Bedroom Three:

12'1" > 9'7" x 8'11" (3.68m > 2.92m x 2.72m)

Double glazed window to rear, radiator.

### Family Bathroom:

6'7" x 5'6" (2.01m x 1.68m)

Obscure double glazed window to front, vanity hand wash basin, low level W/C, panel bath with shower over, radiator, part tiled walls, wood effect flooring.

### Exterior:

#### Rear Garden:

Decking to immediate rear, gated rear access, two sheds to rear, mature shrubs and trees to border, rest laid to lawn.

#### Frontage & Parking:

Path to front entrance door, mainly laid to lawn, residents parking area and on street parking available.



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