



Orford Crescent

Chelmsford, CM1 7NZ

£450,000

Freehold
Tax Band: D



Located on a CORNER PLOT within this highly sought-after turning (within walking distance to the CITY CENTRE and well-regarded local schooling) is this spacious semi detached home that offers THREE GOOD-SIZED BEDROOMS, entrance hall & cloakroom, MODERN KITCHEN, lounge, separate dining room, 17' CONSERVATORY, refitted family bathroom, a GENEROUS FRONT GARDEN with driveway parking and DETACHED GARAGE, a private rear garden with excellent POTENTIAL TO EXTEND (stpp). Contact Hamilton Piers of Springfield to view today!



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Ground Floor:

Entrance Hall:

UPVC entrance door to front, doors to cloakroom, lounge, kitchen, radiator, stairs to first floor.

Cloakroom:

Obscure double glazed window to side, low level W/C, vanity hand wash basin, part tiled walls, tiled flooring.

Lounge:

13'4" x 11'5" (4.06m x 3.48m)

Double glazed window to front, door to dining room, radiator.

Dining Room:

12' x 9'7" (3.66m x 2.92m)

Double glazed sliding door to rear, door to kitchen, radiator, parquet flooring.

Kitchen:

12'2" x 7'5" (3.71m x 2.26m)

UPVC door to side, double glazed window to rear, range of wall and base units, square edge work surfaces with stainless steel sink inset, integrated fridge freezer, space for cooker, washing machine, part tiled walls, tiled flooring.

Conservatory:

17'1" x 7'9" (5.21m x 2.36m)

UPVC roof, double glazed door to side, french doors to rear, double glazed windows to rear and side.

First Floor:

Landing:

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

Bedroom One:

13'3" x 9'2" (4.04m x 2.79m)

Double glazed window to front, cupboard, radiator.

Bedroom Two:

12'2" x 10'3" (3.71m x 3.12m)

Double glazed window to rear, cupboard, radiator.

Bedroom Three:

9'7" x 7'11" (2.92m x 2.41m)

Double glazed window to front, cupboard, radiator.

Family Bathroom:

10'3" x 4'10" (3.12m x 1.47m)

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

Exterior:

Rear Garden:

Generous corner plot, paved patio, gated side access, door to garage, mature shrubs and trees to border, rest laid to lawn.

Front Garden:

Generous lawned area, driveway accessing garage.



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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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