



Crocus Way

Chelmsford, CM1 6XJ

£375,000

Freehold
Tax Band: C



Located on a CORNER PLOT is this spacious and EXTENDED end terraced home that boasts a REFITTED 15' KITCHEN, spacious lounge and CONSERVATORY / FAMILY ROOM, ideally located close to local schools, shops and easy access to the city centre. Also offering an entrance porch, GROUND FLOOR WET ROOM, three bedrooms, refitted family bathroom, PRIVATE REAR GARDEN with potential to extend (stpp), plus GARAGE & DRIVEWAY PARKING. Contact Hamilton Piers of Springfield to view today!



Crocus Way, Chelmsford, CM1 6XJ

Entrance Porch:

Entrance door to side, obscure double glazed window to front, tiled flooring, door to lounge:

Lounge:

15'10" x 13'7" (4.83m x 4.14m)

Stairs to first floor, entrance to conservatory / dining area, entrance to kitchen, two radiators, cupboard, wood effect flooring.

Kitchen:

15'10" x 8' (4.83m x 2.44m)

Double glazed window to front, range of wall and base units, square edge work surfaces with stainless steel sink inset, integrated dishwasher, space for American fridge freezer, cooker, cupboard, part tiled walls, tiled flooring, entrance to conservatory / dining room.

Conservatory / Dining / Family Room:

19'4" x 9'2" (5.89m x 2.79m)

Two double glazed french doors to rear, UPVC roof, door to shower room, radiator, wood effect flooring.

Shower / Wet Room:

11'9" x 4'4" (3.58m x 1.32m)

UPVC roof, obscure double glazed window to side, shower to wall, vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls and flooring.

First Floor:

Landing:

Double glazed window to front, doors to bedroom one, bedroom two, bedroom three, family bathroom, loft access, cupboard.

Bedroom One:

11'10" x 9'8" > 8'9" (3.61m x 2.95m > 2.67m)

Two double glazed windows to rear, radiator, wood effect flooring.

Bedroom Two:

10'2" x 9'9" > 8'7" (3.10m x 2.97m > 2.62m)

Double glazed window to rear, radiator.

Bedroom Three:

6'11" x 6'6" (2.11m x 1.98m)

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

Family Bathroom:

6'10" x 5'10" max (2.08m x 1.78m max)

Dual aspect obscure double glazed window to front and side, panel bath with shower over, vanity hand wash basin, low level W/C, part tiled walls, tiled flooring.

Exterior:

Rear Garden:

Paved patio to immediate rear, door to garage, mature shrubs to border, rest laid to artificial lawn.

Frontage Garage & Parking:

Garage with up and over door, with driveway to front, mature shrubs and trees to border, rest laid to lawn.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

