HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Crocus Way

Chelmsford, CM1 6XJ

Freehold
Tax Band:

£380,000

3 2 2

Offered for sale is this EXTENDED semi detached home on a CORNER PLOT, boasting a 21' CONSERVATORY, three good sized bedrooms, entrance hall & CLOAKROOM, fitted kitchen, modern bathroom, SPACIOUS LOUNGE, separate dining/play room, DETACHED GARAGE & DRIVEWAY TO THE IMMEDIATE SIDE, and all within a short walk to local shops & schooling.

Crocus Way, Chelmsford, CM1 6XJ

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

ENTRANCE HALL:
UPVC entrance door to side, stairs to first floor, doors to cloakroom, lounge.

CLOAKROOM:
Obscured glazed window to front, low level W/C, vanity hand wash basin, chrome towel radiator, part tiled walls, tiled flooring.

LOUNGE: (13'7" x 12'10")
Double glazed bi-fold doors to conservatory, door to bedroom four/dining room, door to kitchen, storage cupboard, radiator.

KITCHEN: (8'2" x 7'11")
Double glazed bow window to front, range of wall and base units, rolled edge work surface with sink, space for fridge and freezer, washing machine, cooker, tiled walls and flooring.

BEDROOM FOUR/DINING ROOM: (8'1" x 7'6")
Double glazed bi-fold door to conservatory, radiator.

CONSERVATORY: (21'5" x 9'6")
Double glazed windows to surround, UPVC roof, double glazed french door to rear, under floor heating, radiator, wood effect flooring.

FIRST FLOOR ACCOMMODATION:-

LANDING:
Double glazed window to front and front half landing, doors to bedroom one, bedroom two, bedroom three, family bathroom, airing cupboard housing boiler.

BEDROOM ONE: (11'10" x 9'9" > 8'10")
Double glazed window to rear, loft access, radiator.

BEDROOM TWO: (10'1" x 9'10" > 8'10")
Double glazed window to rear, radiator.

BEDROOM THREE: (7'1" x 6'8")
Double glazed window to front, radiator.

FAMILY BATHROOM:
Obscure double glazed window to front, low level W/C, pedestal hand wash basin, panel bath with shower over, chrome towel radiator, tiled walls and flooring.

EXTERIOR:

REAR GARDEN:
Block paved garden with mature shrubs and trees to border, door to garage, gated side access.

FRONT GARDEN:
Blocked paved driveway for 3 cars, detached garage with up and over door.

AGENTS NOTES
If you have any further questions regarding this property, please call .

Council Tax Band: C

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

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.