



## Crocus Way

Chelmsford, CM1 6XH

**Guide Price £350,000**

Freehold  
Tax Band:



An ABSOLUTELY IMMACULATE and rarely available semi detached bungalow that boasts a REFITTED KITCHEN & BATHROOM, plus a spacious lounge, entrance hall, TWO DOUBLE BEDROOMS, a resin driveway with parking for upto 2 cars, GARAGE TO REAR, and an enclosed rear garden with a SUMMER HOUSE / OFFICE / GYM. perfectly located close to local schools, shops and easy access to the city centre. Call Hamilton Piers of Springfield to view today.



# Crocus Way, Chelmsford, CM1 6XH

## Ground Floor:

Garage with up and over door with power connected, resin driveway to front, parking for 1/2 cars.

## Entrance Hall:

Composite entrance door to front, doors to lounge, kitchen, bedroom one, bedroom two, family bathroom, cupboard, radiator, loft access.

## Lounge:

14'10" x 11'1" (4.52m x 3.38m)

Bi-folding door to rear, radiator, wood effect flooring.

## Kitchen:

12'11" x 9'10" (3.94m x 3.00m)

Double glazed window, velux window and door to rear, range of wall and base units, square edge work surfaces with stainless steel sink inset, integrated oven, microwave, American fridge freezer, washing machine, radiator, tiled flooring.

## Bedroom One:

11'9" x 9'8" (3.58m x 2.95m)

Double glazed window to front, radiator.

## Bedroom Two:

11'4" x 9'9" (3.45m x 2.97m)

Double glazed window to front, cupboard, radiator.

## Family Bathroom:

8'5" x 5'1" (2.57m x 1.55m)

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

## Exterior:

### Rear Garden:

Patio to immediate rear, gated side access, door to summer house, door to garage.

### Summer House / Office / Gym:

13'6" x 6'5" (4.11m x 1.96m)

Skylight, power and lighting, wood effect flooring.

## Frontage, Garage & Parking:



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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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