



50 Laburnum Drive

£475,000

Guide price £475,000-£500,000

This immaculate three bedroom house offers a perfect blend of comfort and modern living. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space.

The home boasts a large driveway, providing ample parking for multiple vehicles. Inside, you will discover a large lounge area, as well as a separate dining room and conservatory, perfect for hosting family meals or entertaining guests. The modern kitchen is spacious and well-equipped, making meal preparation a delight, while the contemporary bathroom adds a touch of luxury to your daily routine.

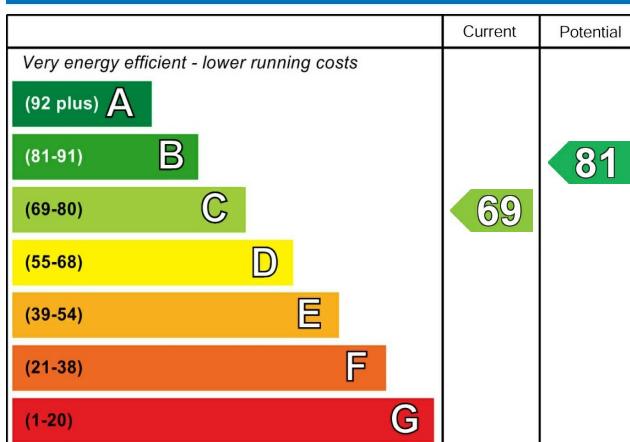
This property not only offers a welcoming atmosphere but also benefits from its prime location, with local amenities, schools, and parks within easy reach. Whether you are looking to settle down or upsize, this home presents an excellent opportunity in Chelmsford. Don't miss the chance to make this lovely house your new home.

50 Laburnum Drive , Chelmsford, CM2 9NX



- Immaculate condition throughout
- Large driveway
- Separate dining room
- Three double bedrooms
- Extended
- Conservatory
- Modern kitchen & bathroom
- Loft room
- EPC- C

Energy Efficiency Rating

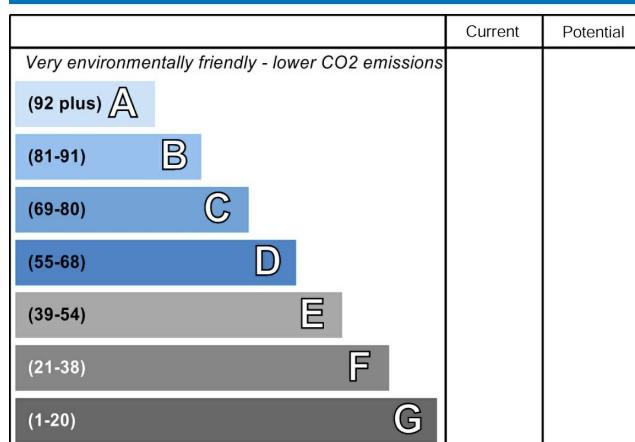


England & Wales

EU Directive
2002/91/EC



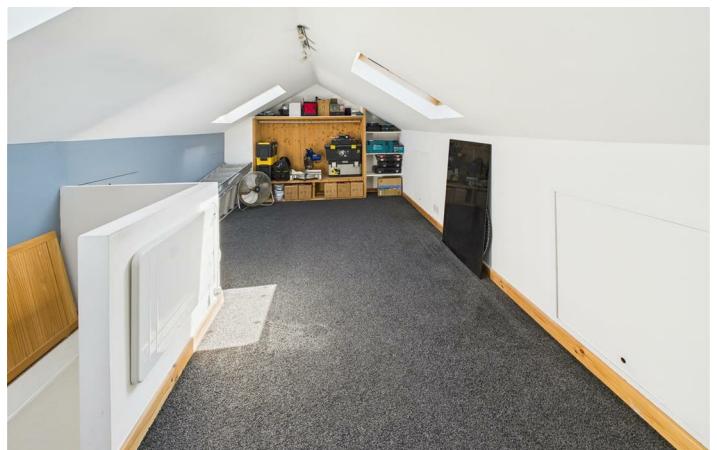
Environmental Impact (CO₂) Rating



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Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	