



## 33 Cypress Drive

Chelmsford, CM2 9LU

Guide price £450,000





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Entrance Porch  
6'3 x 3'9 (1.91m x 1.14m)  
Entrance door, door to:

Agents Note  
Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £40 + VAT (non-refundable) to complete our Anti Money Laundering Identity checks

Hallway  
12'8 x 5'9 (3.86m x 1.75m)  
Stairs to first floor, carpet, radiator.

Living Room  
12'3 x 11'5 (3.73m x 3.48m)  
Window to front, radiator, carpet.

Kitchen/Diner  
17'7 x 10'5 (5.36m x 3.18m)  
Window and door to rear, door to conservatory.

Range of fitted storage units with an integrated electric oven. Space and plumbing for washing machine, tumble dryer and fridge/freezer. The work surfaces incorporate the sink unit with mixer taps along with the gas hob. Radiator.

Conservatory  
9'1 x 8'8 (2.77m x 2.64m)  
Window to rear and side, doors to garden, radiator, carpet.

Annexe

Bedroom Four  
12' x 8'10 (3.66m x 2.69m)  
Window to front, Radiator, Carpet.

Kitchen/Living Room  
15'8 x 8'4 (4.78m x 2.54m)  
Window to rear. Fitted storage units with a work surface incorporating a sink unit. Radiator.

Shower Room  
8'5 x 3'3 (2.57m x 0.99m)  
Window to rear. Shower cubicle, low level WC, wash hand basin.

First Floor

Landing  
10'2 x 6'3 (3.10m x 1.91m)  
Stairs to ground floor, access to loft. Window to side. Airing cupboard.

Bedroom One  
10'11 x 10'2 (3.33m x 3.10m)  
Window to front, radiator, carpet.

Bedroom Two  
10'1 x 9'7 (3.07m x 2.92m)  
Window to rear, radiator, carpet.

Bedroom Three  
7' x 6'4 (2.13m x 1.93m)  
Window to front, radiator, carpet.

Bathroom  
5'7 x 4'11 (1.70m x 1.50m)  
Window to rear, panelled bath with shower over. wash hand basin, part tiled walls radiator.

WC  
5'7 x 2'6 (1.70m x 0.76m)  
Window to rear. Low level WC.

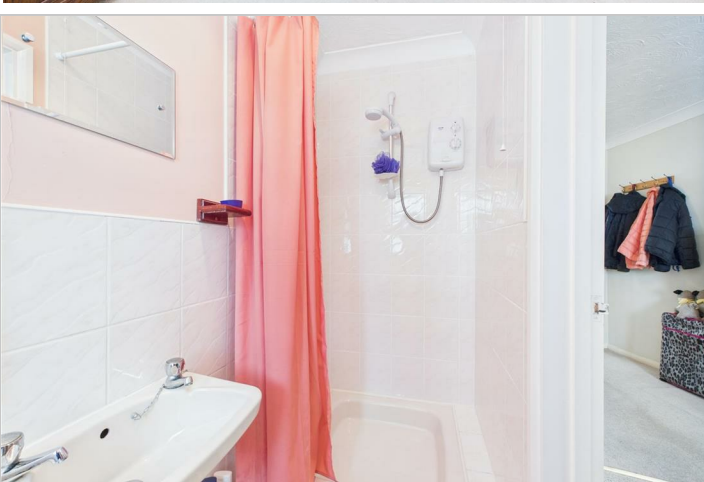
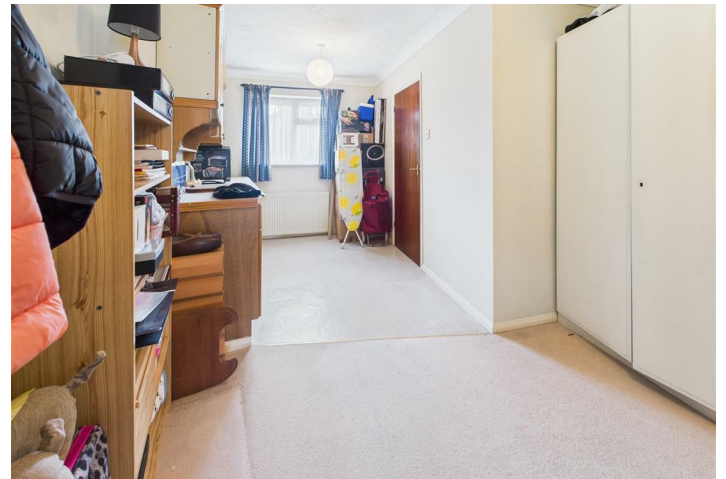
Exterior

Front  
Off Road Parking

Rear Garden  
Paved patio area with plenty of lawn space. The garden is well stocked with flowers, shrubs and bushes and trees

Tel: 01245 330764







Road Map



Hybrid Map



Terrain Map



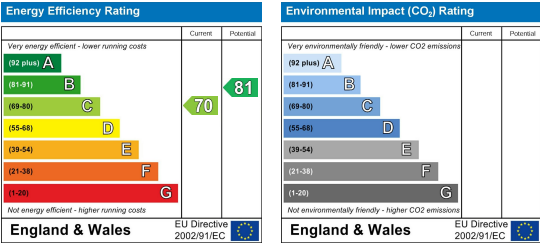
Floor Plan



Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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