

oakheart

£550,000

Price Guide  
Crushton Place, Chelmsford



GUIDE PRICE OF £550,000 - £575,000 Crushton Place is nestled in one of the area's most desirable locations.

Step inside this beautifully presented semi-detached house and discover a thoughtfully designed interior that radiates warmth and style. With four versatile reception rooms, you'll have the perfect spaces for entertaining, relaxing, or working from home. The four spacious bedrooms provide peaceful retreats for the whole family, including a luxurious principal suite with its own private en-suite. A sleek, contemporary family bathroom ensures everyone's needs are met in style.

Outside, enjoy your own private oasis: a meticulously maintained, south-facing garden that basks in sunshine throughout the day, creating a warm and inviting atmosphere perfect for summer barbecues, alfresco dining, or simply unwinding with a coffee as the sun sets. This sun-drenched garden not only enhances outdoor living but also supports thriving plants and a cleaner, drier patio. Practicality meets convenience with off-street parking and a secure garage, offering ample space for vehicles and storage.

Families will appreciate the proximity to outstanding schools. Westlands Community Primary School, praised for its high

expectations and nurturing environment, is nearby, while secondary education options include the ambitious Chelmer Valley High School and the all-through Beaulieu Park School, known for its strong academic curriculum and co-curricular opportunities.

With excellent transport links, including easy access to the M25 and Chelmsford's rail connections to London, this home offers the perfect balance of tranquil living and urban convenience.

Don't miss the chance to make this exceptional property your new home. Contact us today to arrange your viewing.



















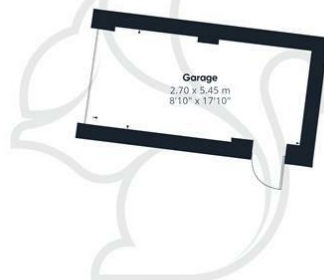
**Ground Floor** Building 1



**Floor 1** Building 1



**Floor 2** Building 1



**Ground Floor** Building 2

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Approximate total area<sup>(1)</sup>

141 m<sup>2</sup>1519 ft<sup>2</sup>

### Balconies and terraces

26.4 m<sup>2</sup>

 $284 \text{ ft}^2$ 

**Reduced headroom**

6.7 m<sup>2</sup>72 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.


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**Local Authority:**  
Chelmsford District Council

**Tenure:**  
Freehold

**Council Tax Band:**  
E

### Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>64</p>	<p>77</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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