

# HOME



**Chelmsford**  
**£400,000**  
**3-bed terraced house**

## Ashtree Crescent

Conveniently situated within easy access to the railway station and city Centre is this extended three double bedroom terraced house. The accommodation comprises an entrance hall with a staircase to the first floor and a door leading to a dual aspect lounge/diner which has patio doors leading onto the rear garden and a log burner. The kitchen is fitted with a range of base and wall units and has a fitted oven a four ring gas hob and also has space and plumbing for a washing machine and tumble dryer. Upstairs on the first floor there are two double bedrooms both of which have fitted wardrobes. There is also a family bathroom WC. On the second floor within the loft extension is a further double bedroom. To the front of the property, there is a driveway providing off-road parking. The rear garden commences with a patio area and is then laid principally to lawn with raised flower and shrub borders as well as a greenhouse and timber garden shed. There is a rear pedestrian gate which gives access to Beeches Road.

The city centre with its excellent range of shopping facilities, bars, restaurants and many other amenities is approx. one mile distant. There is a pleasant Riverside walk through the park to the station and city centre as well as regular bus services. The King Edward Grammar School and Chelmsford County High School for Girls are only a short distance. The property is well located for easy access to the A12, M25 and M11. Local shops including a Tesco extra are within walking distance.

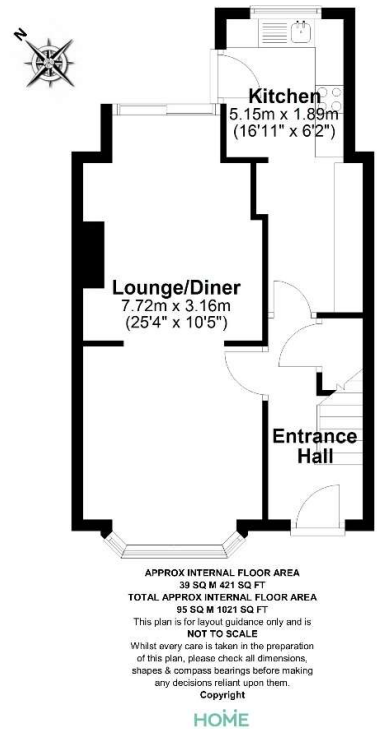
**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

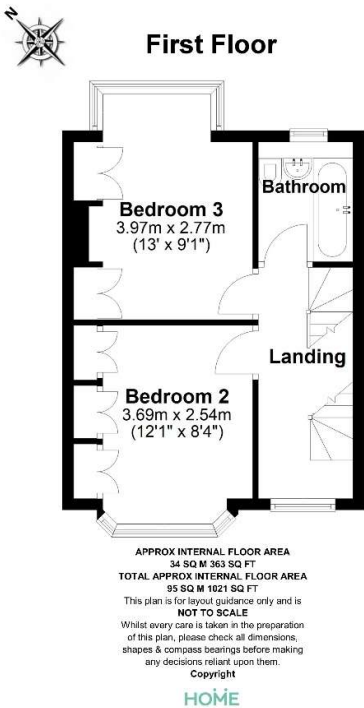
**Sales**  
 01245 250 222  
**Lettings**  
 01245 253 377  
**Mortgages**  
 01245 253 370

**Floor Plans**

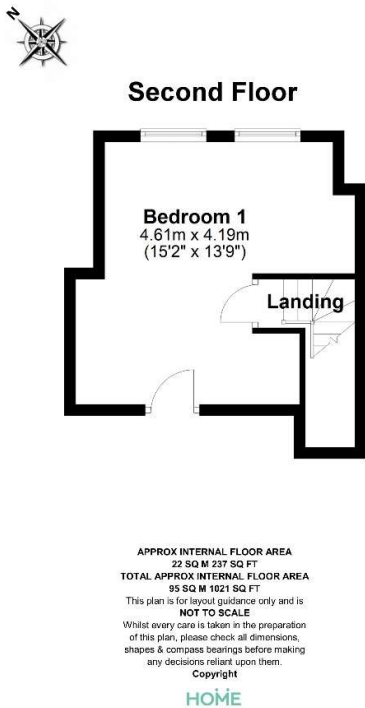
**Ground Floor**



**First Floor**



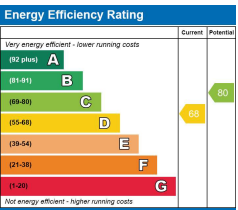
**Second Floor**



**Features**

- Three double bedrooms
- Plans passed for a ground floor extension 22/01338/FUL
- Off road parking
- 0.7 Mile walk to Chelmsford Station
- Local amenities nearby
- Gas central heating via radiators
- 1 Mile walk to Chelmsford High Street
- Close to the Grammar School and High school

**EPC Rating**



**The Nitty Gritty**

Tenure: Freehold

Agent Note: The photographs show the property during the sellers' occupancy.

Council Tax: The Council tax for this property is band C with an annual amount of £1,926.96

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Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £36 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.