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For Sale



Hollycroft, Chelmsford

Hollycroft is a quiet residential cul-de-sac of just a small number of properties within Great Baddow. Just off Molrams Lane, the property provides an excellent route onto the A12, a short drive and bus ride into Chelmsford City centre with Park & Ride close by, whilst of course for those with young families there are well respected schools close by. The property itself affords 3 good size bedrooms and a four piece family bathroom, whilst to the ground floor there is a superb kitchen/diner at the back of the house in addition to a family sitting room and modern ground floor shower room. To the rear is a decent size lawned garden with large patio whilst to the front there is off street parking for 2 to 3 cars. Viewing is advised.

 3 Bedroom(s)

 2 Reception(s)

 2 Bathroom(s)

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Entrance door leading through to

ENTRANCE PORCH

Door through to

RECEPTION HALL

Coving to ceiling, stairs rising to first floor with under stairs storage cupboard, laminate flooring, radiator.

GROUND FLOOR SHOWER ROOM

Obscure double glazed window to front, pedestal wash hand basin, close coupled w.c, shower unit, panelling to walls.

SITTING ROOM 6.17m (20'3) x 3.18m (10'5) > 8'8

Coving to ceiling, double glazed window to front, radiator, open plan to

KITCHEN / FAMILY AREA 5.97m (19'7) > 11'9 x 5.26m (17'3) > 9'4

The room is part vaulted with four velux style skylights, further double glazed window to rear overlooking the garden. The kitchen itself is fitted with a comprehensive range of wall and base level units with square edge trimmed worktops, inset one and a half bowl single drainer sink unit, four ring gas hob with oven below and AEG hood over, range of integrated appliances, door to garage room, sliding doors opening onto the garden.

GARAGE ROOM 4.9m (16'1) x 2.16m (7'1) < 7'6

Converted by the current client which allows for a small storage area to the front of the garage. The room offers a double glazed window to rear, electric wall mounted heater, door to garden.

FIRST FLOOR LANDING

Coving to ceiling, double glazed window to side, loft access.

BEDROOM ONE 3.28m (10'9) x 2.97m (9'9)

Double glazed window to front, coving to ceiling, radiator.

BEDROOM TWO 3.07m (10'1) x 2.64m (8'8)

Double glazed window to rear, coving to ceiling, storage cupboard, radiator.

BEDROOM THREE 3.05m (10') x 2.06m (6'9)

Coving to ceiling, double glazed window to rear, built in wardrobe, radiator.

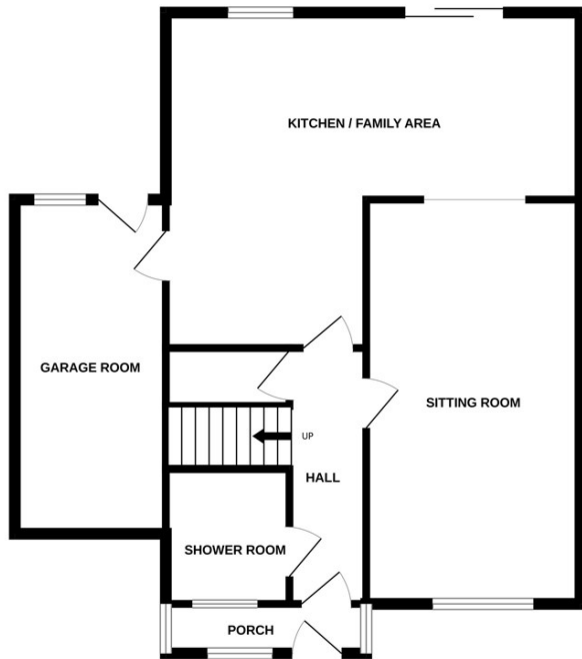
FOUR PIECE BATHROOM

A very good size room with obscure double glazed window to front, inset spot lights, modern suite comprising panel enclosed bath with mixer tap, close coupled w.c, pedestal wash hand basin, separate walk-in shower with glazed screen, tiling to walls, heated towel rail.

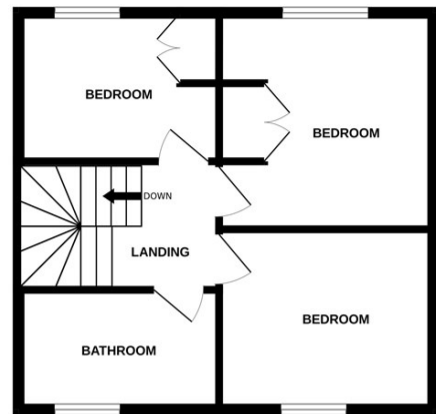
OUTSIDE

As mentioned previously there is ample off street parking to the front, whilst to the rear is a good size garden which is mostly laid to lawn and enclosed by panelled fencing to boundaries. There is a fantastic patio to the side of the property (laying open to the garden) which offers a largely private aspect which is perfect for outside entertaining.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC RATING: D
COUNCIL TAX BAND: E
Freehold

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only.
ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

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For more information, please contact

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