



Chelmsford
£480,000
4-bed semi detached house

Loftin Way

This extended four-bedroom semi-detached home offers a well laid out and practical arrangement across both floors, with good room sizes throughout, making it a strong option for anyone looking to settle into a family-friendly area. The entrance hallway leads through to a front lounge, while the kitchen and dining area sit to the rear of the property. This space connects directly into the conservatory, overlooking the garden and adding an extra reception area that naturally becomes part of the main living space. Also on the ground floor is a fourth bedroom, along with a shower room and a separate utility area. This section of the house has been arranged in a way that lends itself well to more independent ground floor living, whether that's for a family member or longer-term flexibility. Upstairs, there are three well-proportioned bedrooms and a family bathroom, all accessed from the landing. The layout is straightforward and easy to work with, with all rooms offering comfortable proportions.

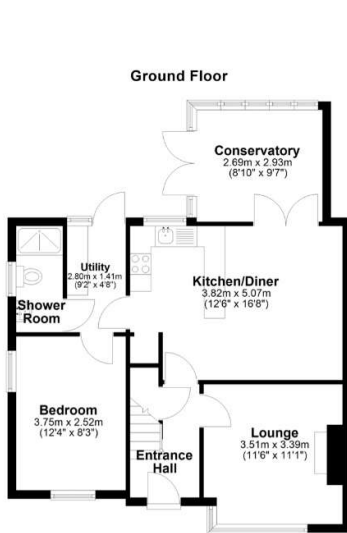
Outside, the rear garden is a real highlight. It's clearly been well cared for over time and provides a generous, established space that's not always easy to find. To the front, there is a garden area along with off-road parking and access to a small garage/workshop (subject to vehicle size).

Chelmsford
11 Duke Street
Essex CM1 1HL

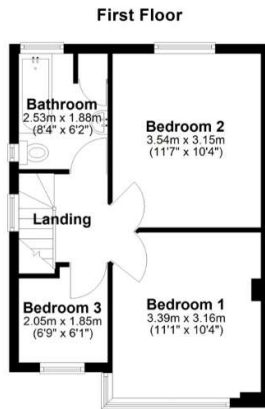
Sales
 01245 250 222
Lettings
 01245 253 377
Mortgages
 01245 253 370

thehomepartnership.co.uk

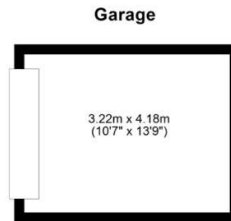
Floor Plans



APPROX INTERNAL FLOOR AREA
61 SQ M 658 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
97 SQ M 1042 SQ FT
This plan is for layout guidance only and is
NOT TO SCALE
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APPROX INTERNAL FLOOR AREA
36 SQ M 384 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
97 SQ M 1042 SQ FT
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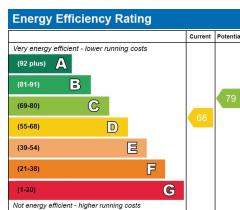


APPROX INTERNAL FLOOR AREA
14 SQ M 145 SQ FT
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Features

- Sought-after location in the ever-popular Great Baddow area
- Convenient access to the A12 and A130
- Extended family home offering generous and versatile living space
- Two well-appointed bathrooms
- Off-road parking complemented by a small garage/workshop
- Chelmsford train station located around 1.8 miles drive away
- Close to Moulsham Lodge High School
- Beautifully landscaped front and rear gardens
- Within easy walking distance of local shops and everyday amenities
- Various public parks and paly areas near by

EPC Rating



The Nitty Gritty

Tenure: Freehold

Council Tax: The Council tax for this property is band c with an annual amount of £1,981.76.

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

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.

