



**Old Springfield**  
**£675,000**  
**5-bed detached house**

## Torquay Road

Situated in the highly sought-after Old Springfield area, this substantial and versatile detached home offers exceptional space for modern family living. Currently arranged as a four-bedroom main residence with the added benefit of a self-contained one-bedroom annexe, the property is perfect for multi-generational living or those seeking flexible accommodation.

The home sits on a generous plot, boasting ample driveway parking, a garage, and an impressive 65ft wide rear garden. A summer house provides a fantastic opportunity for a home office or studio, adding even more versatility.

Inside, the property offers spacious and well-balanced living areas, including multiple reception rooms, two conservatories, and well-equipped kitchen spaces, creating a layout that adapts effortlessly to a variety of needs.

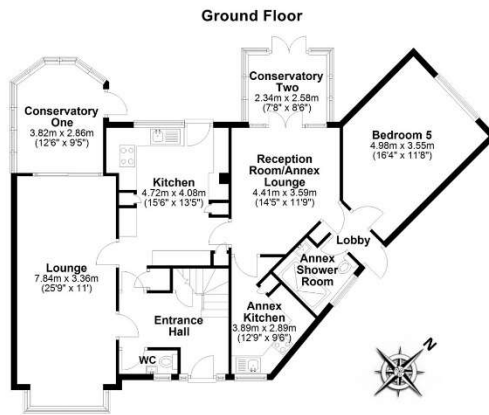
Located within easy reach of Chelmsford city centre and the mainline station, with excellent schooling, local shops, and bus routes nearby, this is a rare opportunity to acquire a home of such size and flexibility. Viewing is highly recommended to fully appreciate all that's on offer.

**Chelmsford**  
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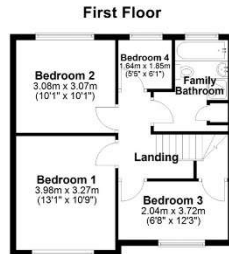
## Floor Plans



APPROX INTERNAL FLOOR AREA  
121 SQ M 1299 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
(EXCLUDING OUTBUILDINGS)  
169 SQ M 1822 SQ FT

This plan is for layout guidance only and is NOT TO SCALE  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

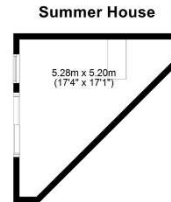
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APPROX INTERNAL FLOOR AREA  
49 SQ M 524 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
(EXCLUDING OUTBUILDINGS)  
169 SQ M 1822 SQ FT

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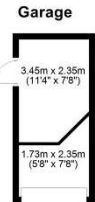
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TOTAL APPROX INTERNAL FLOOR AREA  
17 SQ M 180 SQ FT

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TOTAL APPROX INTERNAL FLOOR AREA  
12 SQ M 133 SQ FT

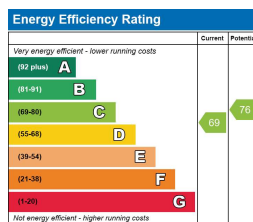
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## Features

- Located in the popular Old Springfield area
- Great location for primary & secondary schooling
- Self-contained annex option
- Approx. 1.5 mile walk to Chelmsford Train Station
- Just a 0.6 mile walk to Springfield Hall Park
- Summer house - ideal home office
- Extended family home
- No onward chain
- Positioned on a desirable corner plot
- Garage providing secure parking or useful additional storage

## EPC Rating



Tenure: Freehold

Council Tax: The Council tax for this property is band E with an annual amount of £2,649.57.

## The Nitty Gritty (Legally Blonde Edition)

As an integral part of the community, we've totally mastered the art of knowing the best people for the job - because, like, networking is practically cardio. If we recommend someone to you, it's always in good faith that they'll help make your move smoother than a bend-and-snap. Just so you know, a very small number of the professionals we recommend (and we mean very small - not the majority) may occasionally pay us a referral fee of up to £200. Totally your call though - you're under absolutely no obligation to use anyone we suggest.

Should you successfully have an offer accepted on one of our fabulous properties and proceed with the purchase, there is an administration fee of £36 inc. VAT per person (non-refundable) to complete the required Anti Money Laundering Identity checks. Because even Elle Woods knows compliance is important.

