

# KILN & LODGE

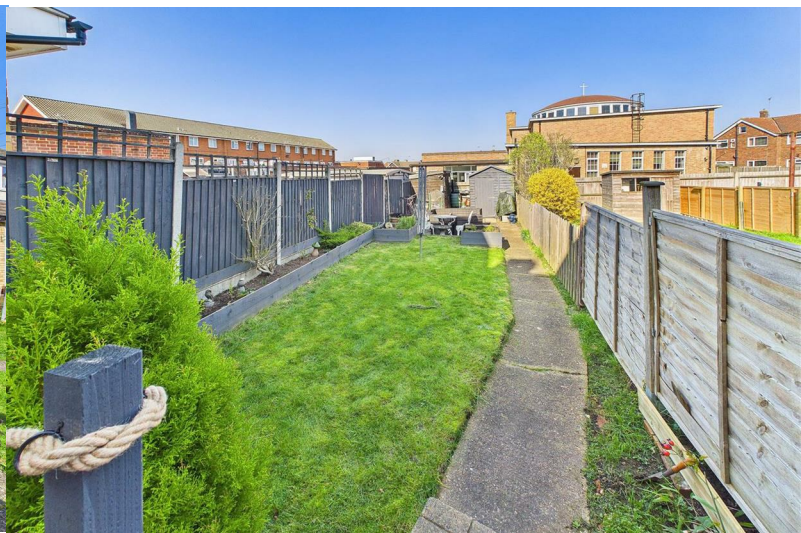
ESTATE AGENTS : REDEFINED



## 50 Orange Tree Close

Chelmsford, CM2 9NE

Guide price £325,000



# 50 Orange Tree Close

Chelmsford, CM2 9NE

Guide price £325,000



## Entrance

3'9 x 3'11 (1.14m x 1.19m)

Entrance door, stairs to first floor, radiator.

## Living Room

10'10 x 10'3 (3.30m x 3.12m)

Window to front, feature fireplace, radiator, understairs storage cupboard.

## Kitchen

14'10 x 9'5 (4.52m x 2.87m)

Window and door to rear, range of storage cupboards with concealed lighting. Space and plumbing for washing machine, dishwasher, fridge/freezer and oven. Work surfaces incorporate sink unit with mixer taps

## First Floor

### Landing

5'9 x 4'2 (1.75m x 1.27m)

Stairs to ground floor, access to loft

### Bedroom One

12' x 10'4 (3.66m x 3.15m)

Window to front, radiator, fitted wardrobe and further storage cupboard.

### Bedroom Two

9'6 x 9' (2.90m x 2.74m)

Window to rear, radiator.

## Shower Room

5'9 x 5'2 (1.75m x 1.57m)

Window to rear, enclosed shower cubicle, pedestal wash hand basin, close coupled WC, heated towel rail.

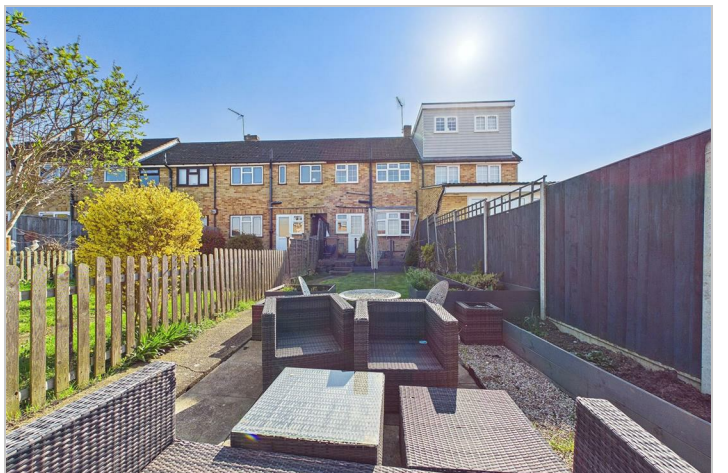
## Exterior

### Front Garden

Lawned garden area.

### Rear Garden

Paved patio area, remainder laid to lawn with flower beds and a timber shed. Access to front.



### Road Map



### Hybrid Map



### Terrain Map



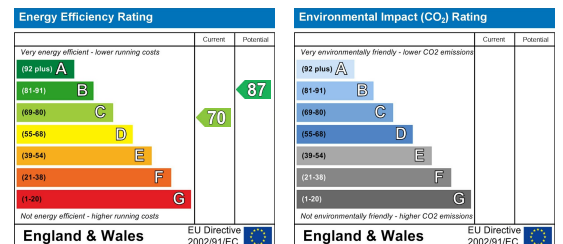
### Floor Plan



### Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.