



Cramphorn Walk, Chelmsford, Essex, CM1 2RD

Council Tax Band C (Chelmsford City Council)

 1  3  2

£350,000 Freehold

Bond Residential are pleased to offer for sale this three bedroom end terrace home, positioned in the established road Cramphorn Walk and offered for sale with no onward chain.

The accommodation is arranged over two floors and offers a practical layout well suited to first-time buyers, young families or those looking for a home with scope to personalise over time.

The ground floor begins with an entrance hall leading into a well-proportioned living room positioned to the front of the property. To the rear is a generous kitchen/dining room extending to approximately 16'8" in length, fitted with a range of contemporary white units and offering space for a dining table. A door opens directly onto the rear garden, making this a particularly convenient everyday family space.

A useful ground floor shower room provides additional flexibility, especially for family living or visiting guests.

On the first floor, the landing provides access to three bedrooms. The principal bedroom is a good-sized double, while the second bedroom also offers generous proportions. The third bedroom would make an ideal child's room, guest bedroom, nursery or home office. A separate family bathroom completes the first-floor accommodation.

Outside, the property benefits from an enclosed rear garden with paved seating area, lawn and a useful brick-built store. To the front there is off-road parking.

Location

Cramphorn Walk is situated within an established residential area to the north-west of Chelmsford city centre, offering a good balance of everyday convenience, access to open space and straightforward transport connections. Local shops, convenience stores and everyday amenities are available within the surrounding area, while Chelmsford city centre provides a much wider selection of shopping, dining, leisure and entertainment facilities.

For outdoor recreation, residents have access to a variety of nearby parks, play areas and green spaces, with pleasant walking routes available throughout the surrounding residential neighbourhoods. The location is also convenient for families, with a choice of primary and secondary schools accessible from the area.

Chelmsford railway station provides frequent services to London Liverpool Street, making the area popular with commuters, while road links give straightforward access towards the A12 and surrounding towns and villages.

- End Of Terrace Residence
- Kitchen/Dining Room
- Three Bedrooms
- Driveway To Front

- Living Room
- Ground Floor Shower Room
- Family Bathroom
- Rear Garden



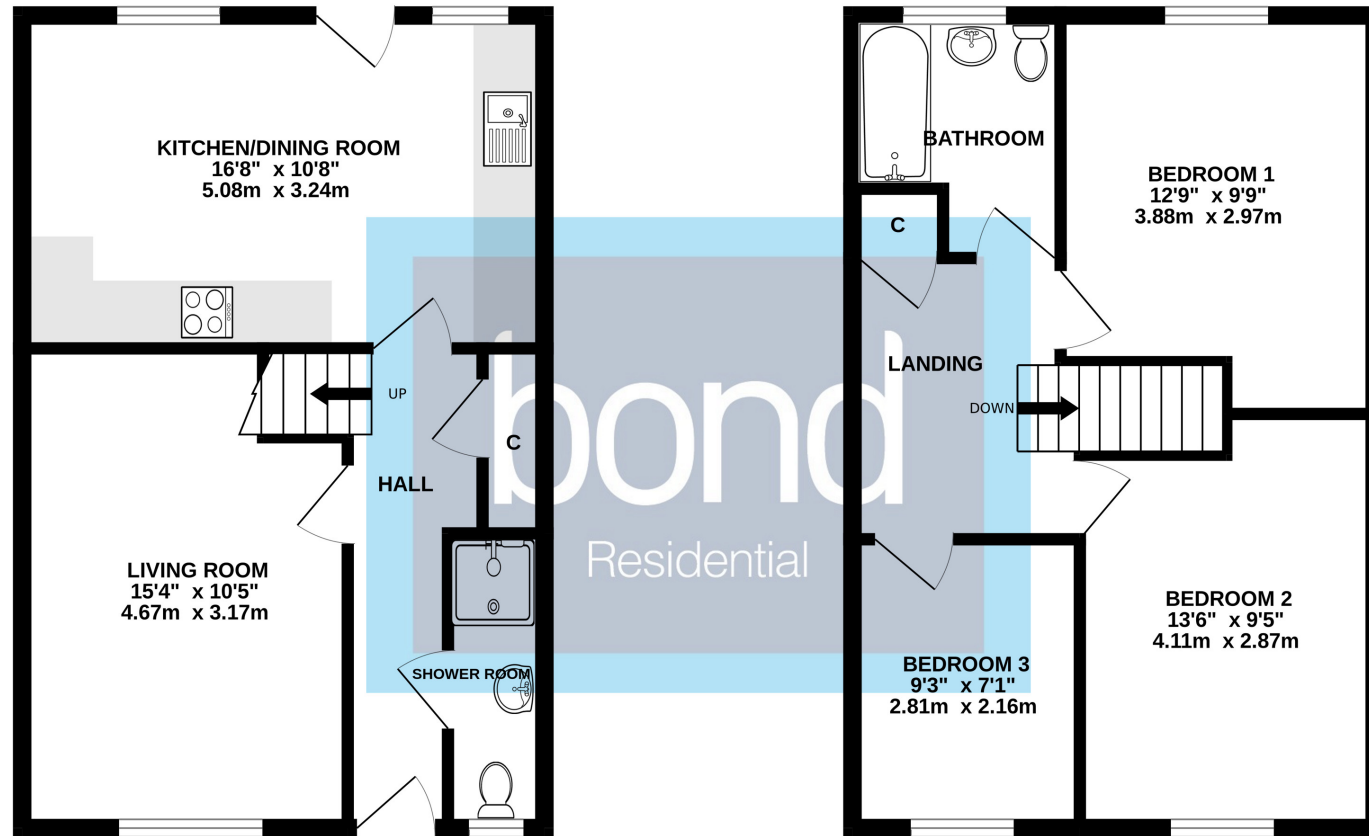






GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.

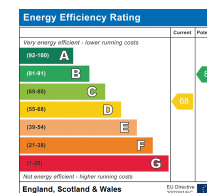
1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 sq.m.) approx.

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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