

Beresfords | Est 1968



Beresfords

Asking Price £475,000

Freehold | 3 Bed | 1 Bath | House | Semi Detached | Council Tax Band D | EPC D | Ref NBC261539

Leach Close Chelmsford CM2 7DS

Stylish three bedroom family home, thoughtfully reconfigured and enhanced by the current owners. Featuring a spacious lounge, a superb kitchen/diner with bi-fold doors, study, utility, WC and generous south-facing garden, this beautifully presented property offers contemporary living in a popular South Chelmsford location.

- Beautifully presented three bedroom home
- Larger-than-average plot
- Spacious lounge
- Modern kitchen/dining room with integrated appliances
- Garage conversion creating study, utility room and WC
- Contemporary family bathroom
- South-facing rear garden
- Move-in ready condition throughout
- Popular south Chelmsford location
- Convenient access to schools, amenities and transport links



Scan the QR code for full details and key information on this property.





Beresfords - Chelmsford Sales

Beresfords Residential
10 Duke Street
Chelmsford
Essex
CM1 1HL

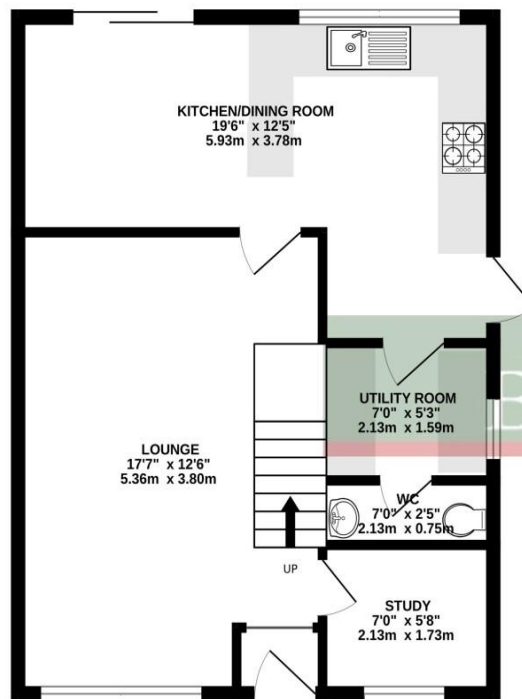
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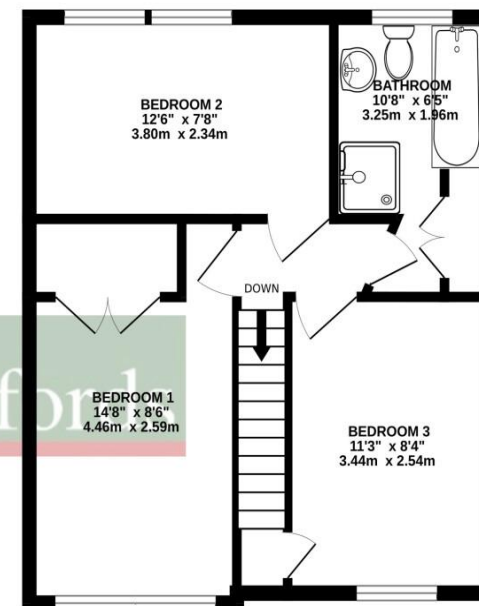
www.beresfords.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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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