



# 12 Old Croft Close, Good Easter, Chelmsford, Essex, CM1 4SJ

Council Tax Band E (Chelmsford City Council)

 2  3  2

£450,000 Freehold



## ACCOMMODATION:

Bond Residential are delighted to offer for sale this extended three bedroom semi detached family home comprising an entrance porch, living room with wood burner and double doors which lead to the rear garden, dining room, fitted kitchen/breakfast room with Rayburn stove, utility room and ground floor cloakroom. To the first floor there are three bedrooms, main bedroom with en-suite shower room plus the family bathroom with modern white suite. The previous owners created a loft room which can be accessed via stairs in the main bedroom which the current owners use as a music/hobby room. Externally the property benefits from front and rear gardens, the present owners have recently carried out a make over of the rear garden to enjoy the long hot summer months. The garden commences with a paved patio area, two raised flower bed areas bordered by sleepers, a raised decking area & pergola, with the remainder of the garden being laid to lawn.

## LOCATION:

Situated in the semi rural village of Good Easter which is located to the west of Chelmsford approximately 7 miles from the City centre, the nearby neighbouring villages of Roxwell and Leaden Roding offer local Primary Schooling and a selection of day to day amenities.

Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent to larger well know chains serving cuisines from around the world, along with a thriving nightlife with a selection of bars, the Civic Theatre and two multi screen cinemas. The pedestrianised High Street, two shopping precincts as well as a number of designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities.

Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the newly refurbished Riverside Ice & Leisure centre, a selection of golf courses and sports clubs. Chelmsford is a sought after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 40 minutes, Good Easter is conveniently positioned within easy access of the A1060 and A414 which provide access to the M11.

- Extended Semi Detached Family Home
- Fitted Kitchen With Rayburn Stove
- Oil Central Heating
- Rear Garden
- Two Reception Rooms
- Utility Room & WC
- Village Location







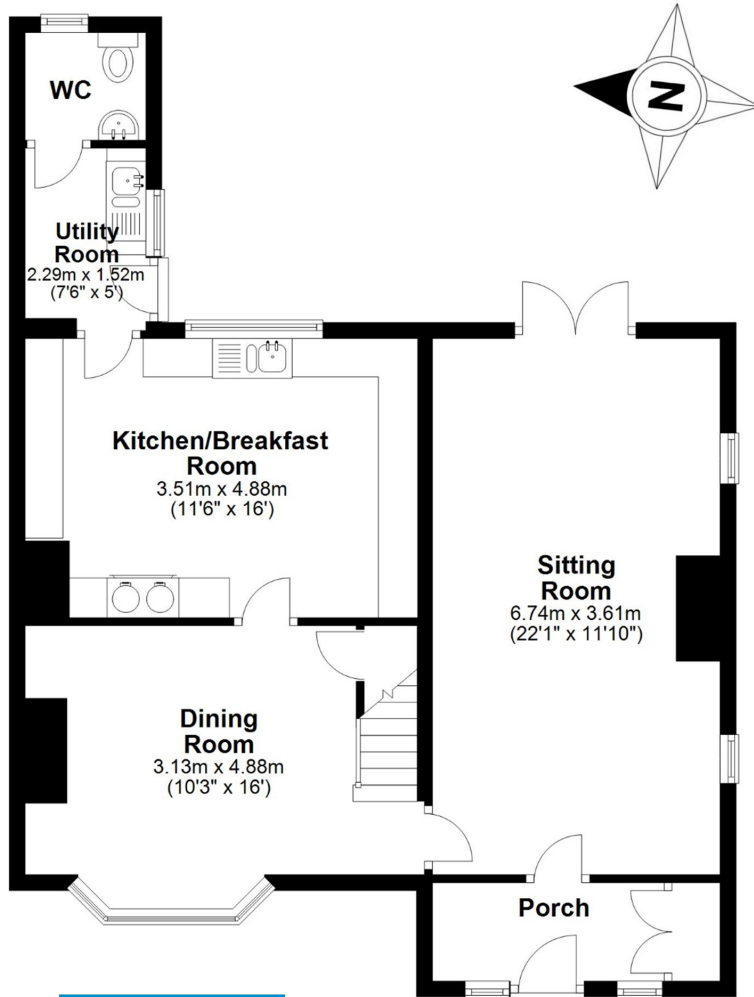




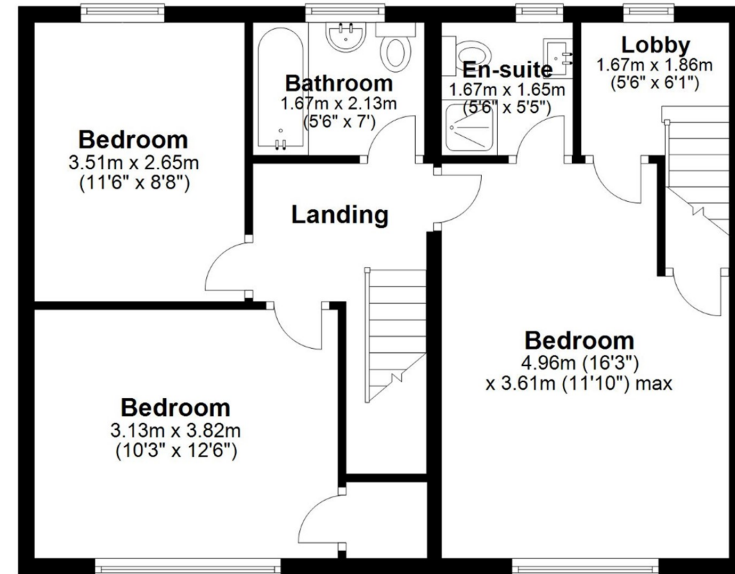




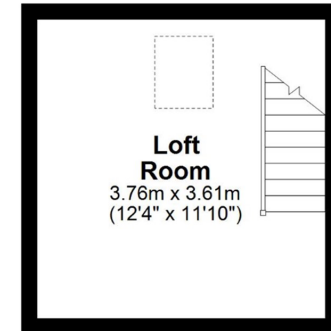
## Ground Floor



## First Floor



## Second Floor



**APPROX INTERNAL FLOOR AREA**  
142 SQ M (1530 SQ FT)  
This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
All measurements are approximate  
**NOT** to be used for valuation purposes.  
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