

# HOME



**Chelmsford**  
**£660,000**  
**5-bed detached house**

## Wickham Crescent

This stunning detached house in Chelmsford offers an impressive 1743ft of accommodation spread over three floors, making it an ideal family home. The property boasts five double bedrooms, with the master bedroom benefitting from an ensuite. Additionally, there are four reception areas providing plenty of space for entertaining and family gatherings.

Outside, the property features a 47ft West facing rear garden, perfect for enjoying the sunshine during the warmer months. There is also a detached double width garage, which offers potential for conversion (subject to planning permission), as well as driveway parking for multiple vehicles.

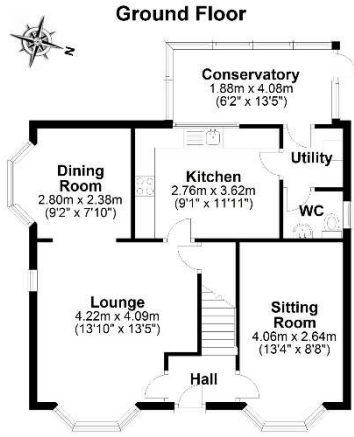
Located just 0.3 miles from St John Payne School and Andrews Park, this property is perfectly situated for families with school-aged children. There are also many local amenities close by, including a Tesco Express for convenient shopping. Chelmsford, Essex offers a variety of attractions and activities for residents and visitors alike. The city is home to a range of shops, restaurants, and entertainment venues, as well as historic sites such as the 15th-century cathedral and Hylands House. Nature lovers will appreciate the nearby Chelmer and Blackwater Navigation canal, which offers scenic walking and cycling routes. For those interested in sports and leisure, Chelmsford has a selection of parks, sports clubs, and fitness facilities to enjoy.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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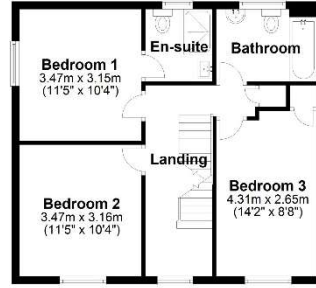
# Floor Plans



APPROX INTERNAL FLOOR AREA  
64 SQ M 693 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
162 SQ M 1743 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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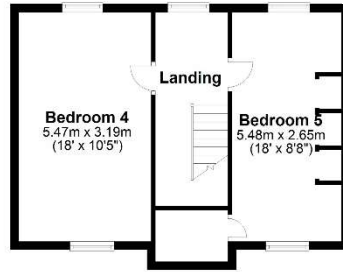
## First Floor



APPROX INTERNAL FLOOR AREA  
54 SQ M 581 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
162 SQ M 1743 SQ FT  
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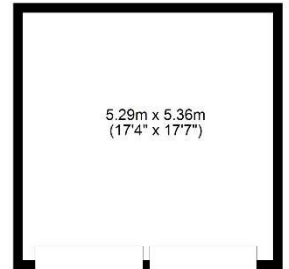


## Second Floor



APPROX INTERNAL FLOOR AREA  
44 SQ M 469 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
162 SQ M 1743 SQ FT  
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## Double Garage

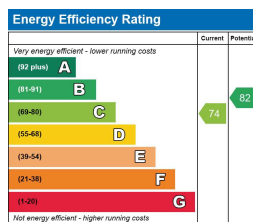


TOTAL APPROX INTERNAL FLOOR AREA  
28 SQ M 305 SQ FT  
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## Features

- 1743ft of accommodation
- Five double bedrooms
- Ensuite to master
- Four reception areas
- 47ft West facing rear garden
- Detached double width garage (ideal for conversion stpp)
- Driveway parking
- 0.3 miles to St John Payne School
- 0.3 miles to Andrews Park
- Many local amenities close by including Tesco's express

## EPC Rating



## The Nitty Gritty

Tenure: Freehold

Band F is the Council Tax band for this property and the annual council tax bill is £3,010.93.

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

