

Chalklands , Southend Road, Howe Green, Chelmsford, Essex, CM2 7TE



Freehold
Guide Price
£560,000 - £580,000
Subject to contract

3 bedrooms,
2 reception rooms
and **1** bathroom



Some details

This charming three bedroom detached chalet house is designed to make the best use of light and space at every turn.

The dining room will be a great space to relax with friends and family with doors leading onto the patio area and turfed garden. Additionally on the ground floor you will find an the entrance hallway, a separate living room at the front of the home, a ground floor cloakroom, plus the fantastic modern fitted kitchen with a range of base and eye level soft close handleless units, integrated oven, microwave, washer dryer, dishwasher and fridge freezer, worktop and tiled flooring.

On the first floor is the landing with doors leading to the master bedroom, two further bedrooms and a sleek family bathroom with white sanitary wear, a separate shower cubicle and tiled flooring .

The parking spaces and driveway are tegula style block paving, which complements the sandstone foot paths and the patios to rear. The gardens are completed with a turfed lawn to the rear and landscaping to the front.

With construction almost finished, this home is scheduled for completion in March 2022 and is available to purchase now.

Hallway

13' 2" x 4' 0" (4.01m x 1.22m)

WC

6' 10" x 3' 4" (2.08m x 1.02m)

Kitchen

9' 8" x 9' 1" (2.95m x 2.77m)

Lounge

13' 7" x 11' 1" (4.14m x 3.38m)

Dining room

11' 1" x 9' 8" (3.38m x 2.95m)

First floor landing

Bedroom one

13' 3" x 9' 2" (4.04m x 2.79m)

Bedroom two

9' 3" x 7' 6" (2.82m x 2.29m)

Bedroom three

14' 5" x 7' 2" (4.39m x 2.18m)

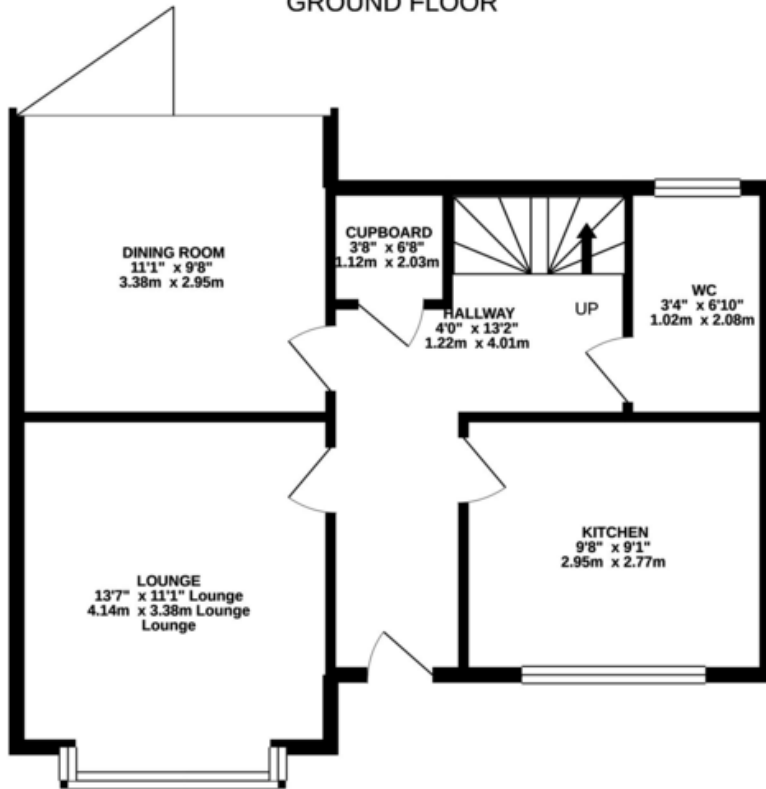
Bathroom

11' 2" x 7' 2" (3.4m x 2.18m)



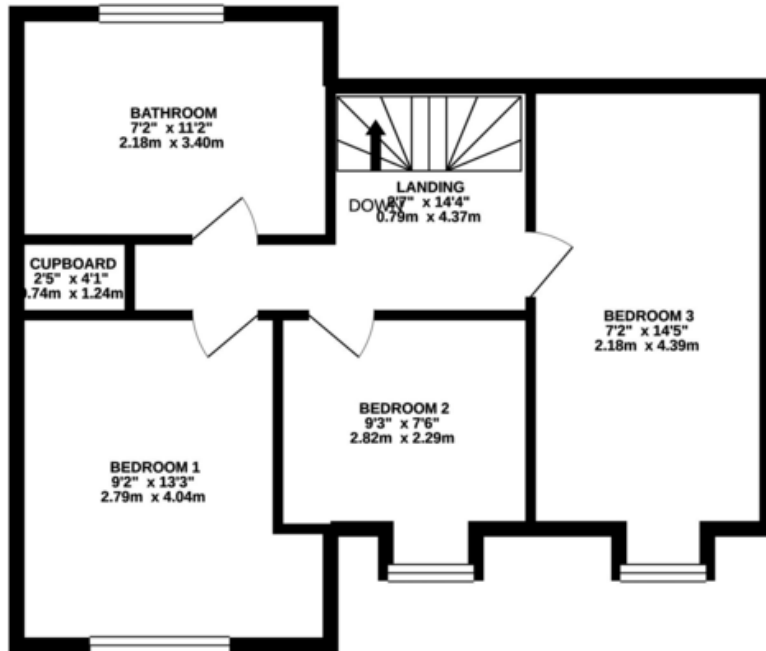
This is a unique and brand new detached family home. The property has a fully fitted kitchen with integrated appliances and a turfed garden

GROUND FLOOR



1ST FLOOR

FennWright.



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.



The outside

The front will be landscaped with a selection of plants, shrubs with the remainder laid to lawn. Driveway to the side

Where?

The property is located within the hamlet of Howe Green. Howe Green is located to the south of Chelmsford within close proximity of the junction serving the A12 and A130 carriageways. The A12 provides access northbound towards Colchester and southbound towards London and the M25, with the A130 serving the A13 and A127. The immediate area is largely surrounded by open countryside, networked via a series of villages. The nearest railway station is at Chelmsford on the London Liverpool St to Colchester, Ipswich and Norwich line. London is some 40 miles (60 km) distant. The surrounding villages offer excellent education facilities with both private and state schooling available in Chelmsford.



Stay ahead
with early bird
alerts...

Hear about homes for sale
before they are advertised
on Rightmove, On the Market
or in the paper.



Important information

Council Tax Band - To be confirmed

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - To be confirmed

Global Home 10 year Warranty

Ref : SL

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

fennwright.co.uk

Viewing

To make an appointment to view this property please call us on 01245 292 100.

Have *your*
home valued
by us...

and get **FREE** professional
advice. Book it now at

fennwright.co.uk



Directions

The property is located along Southend Road,
Howe Green. SatNav. CM2 7TE.

To find out more or book a viewing

01245 292 100

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

