

Property details approval form

10 Duffries Close, Great Waltham, Chelmsford, Essex, England, CM3 1DQ

Date: 17 March 2026

Property Ref and Version: CHL309162 - 0002

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in excess of £650,000

Tenure: Freehold

○ Key Features

- > Energy Rating: F
- > 5 bedroom semi detached house with annexe suitability
- > Impressively large accommodation with versatility.
- > 3 Bath / shower rooms
- > Very well presented internally.
- > Superb sized rear garden
- > Dual driveway leading to large garage
- > Fantastic semi rural location
- > Accessible to central Chelmsford and surrounding towns.

○ Short Description

This exceptionally large five-bedroom semi-detached house offers an impressive amount of living space, blending generous proportions with versatile accommodation ideal for multi-generational living or those seeking room to grow. The home sits on a substantial plot and benefits from a large garage.

○ Long Description

This exceptionally large five-bedroom semi-detached house is full of character and offers an impressive amount of living space, blending generous proportions with versatile accommodation ideal for multi-generational living or those seeking room to grow. The home sits on a substantial plot and benefits from a dual driveway, a large garage, the layout allows use as an annexe, creating outstanding flexibility for guests, extended family, or home-office use.

Recent improvements and thoughtful upkeep ensure the property is well presented throughout, while its semi-rural position provides a peaceful backdrop without sacrificing convenience.

CM3 1DQ is a small residential postcode within Great Waltham, part of the Broomfield and The Walthams area. It contains a limited number of homes, mostly semi-detached, and sits within a quiet, community-focused environment.

The area offers a balance of village charm and practical access to Chelmsford's wider services, shopping, and leisure facilities.

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○ Directions

○ Agents Note

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○ Room Description

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○ Property Images



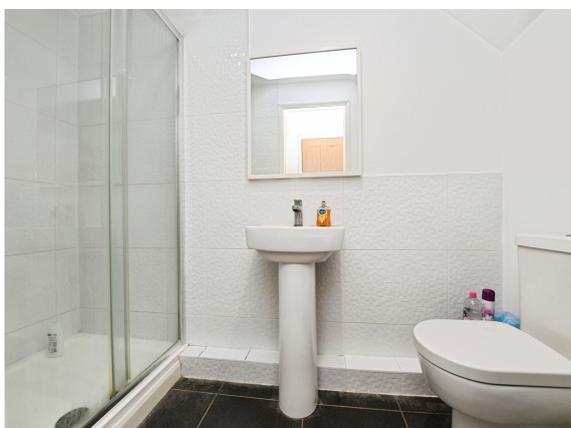
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○ Floor Plan



Total floor area 219.8 m² (2,366 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

○ Approval

Signature

Date

Scott Warner		
Mrs B. Kennedy		