

Barlows Reach, Chelmsford, Essex, CM2 6SN



Freehold
Guide Price

£340,000

Subject to contract

3 bedrooms
3 reception rooms
1 bathroom



Some details

A spacious three bedroom family home providing three reception rooms, modern fitted kitchen, cloakroom, three bedrooms and a family bathroom. Externally is a well-presented rear garden with a detached garage in a block. The property occupies a popular residential turning within the modern development of Chelmer Village. A short distance east of Chelmsford City Centre, benefitting from excellent transport links and access to a range of amenities.

The property provides a well-considered flow to its configuration and is entered via a composite entrance door into a welcoming entrance hall with stairs rising to the first floor. To the front of the property is a comfortable living room. A fitted kitchen with inset sink and space for appliances is located to the rear of the property with access into a dining room and a spacious conservatory with access into the rear garden. A cloakroom completes the remainder of the ground floor accommodation. To the first floor, the landing provides access to three well-proportioned bedrooms and a family bathroom comprising low level wc, wash hand basin and corner bath with shower attachment.



Hall

not measured

Cloakroom

not measured

Kitchen

11' 5" x 8' 9" (3.48m x 2.67m)

Dining room

12' 5" x 9' 4" (3.78m x 2.84m)

Living room

11' 4" x 10' 1" (3.45m x 3.07m)

First floor landing

Bedroom one

12' 6" x 10' 8" (3.81m x 3.25m)

Bedroom two

11' 9" x 8' 4" (3.58m x 2.54m)

Bedroom three

9' 9" x 8' 8" (2.97m x 2.64m)

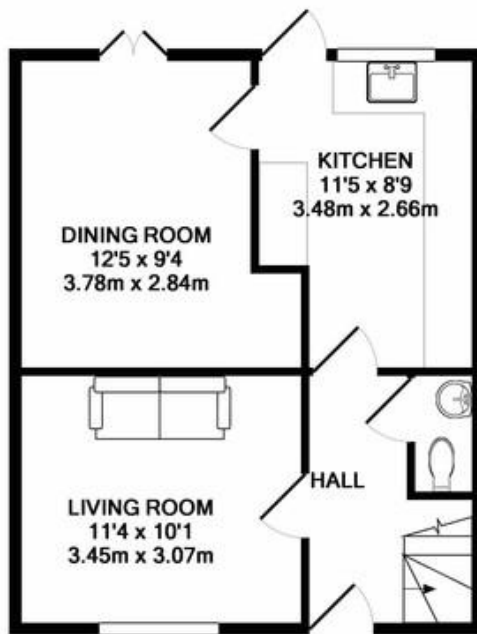
Bathroom

10' 8" x 8' 2" (3.25m x 2.49m)

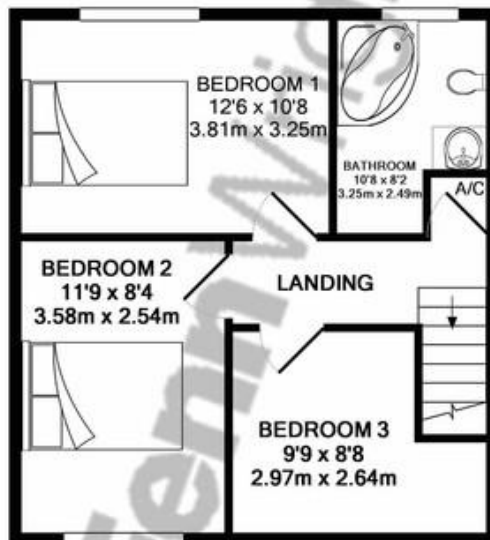
Garage

16' 5" x 7' 9" (5m x 2.36m)

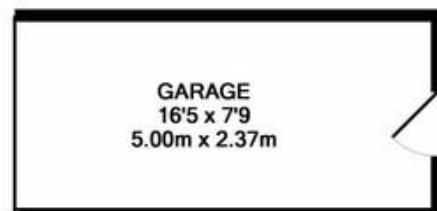
Situated in the popular development of Chelmer Village is this spacious 3 bedroom semi-detached family home, benefitting from 3 reception rooms, fitted kitchen, cloakroom, family bathroom. Externally the property benefits from a garage and allocated parking.



GROUND FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 383 SQ.FT.
(35.6 SQ.M.)



GARAGE
APPROX. FLOOR
AREA 128 SQ.FT.
(11.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 917 SQ.FT. (85.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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The outside

Externally there is a garage located in a block with an up and over door and a personal door into the rear garden. The property benefits from a allocated parking space. The rear garden is fully enclosed and commences with a paved patio area, ideal for entertaining, a selection of mature plants and shrubs and a timber summer house and tool shed to remain.

Where?

The property is located in a popular residential turning within the modern development of Chelmer Village, located within close proximity of Chelmsford city centre and boasting a mixture of family homes with excellent links in to Chelmsford city centre and A12. Local amenities within the area include both ASDA and Sainsbury's supermarkets along with a number of retails outlets in the surrounding area. For schooling, there is nearby Chancellor Park Junior School, Barns Farm Infant and Junior School with secondary schooling available at nearby Springfield and private schooling available at New Hall and Felsted.



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Chelmsford City also benefits from excellent grammar schools, King Edwards Grammar School for boys and County High for girls. A more extensive range of shopping and leisure facilities can be found in Chelmsford city centre along with mainline railway station providing excellent rail links to London Liverpool St. (approx. journey time 35 minutes).

Agents note

We are advised by the vendor the property benefits from FIT solar panels that provide electricity and hot water and in addition a battery that stores electricity.

Council Tax Band - D

Services - We understand that mains water, drainage and electricity are connected to the property. Warm air central heating.

Tenure - Freehold

EPC rating - C

Further information

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

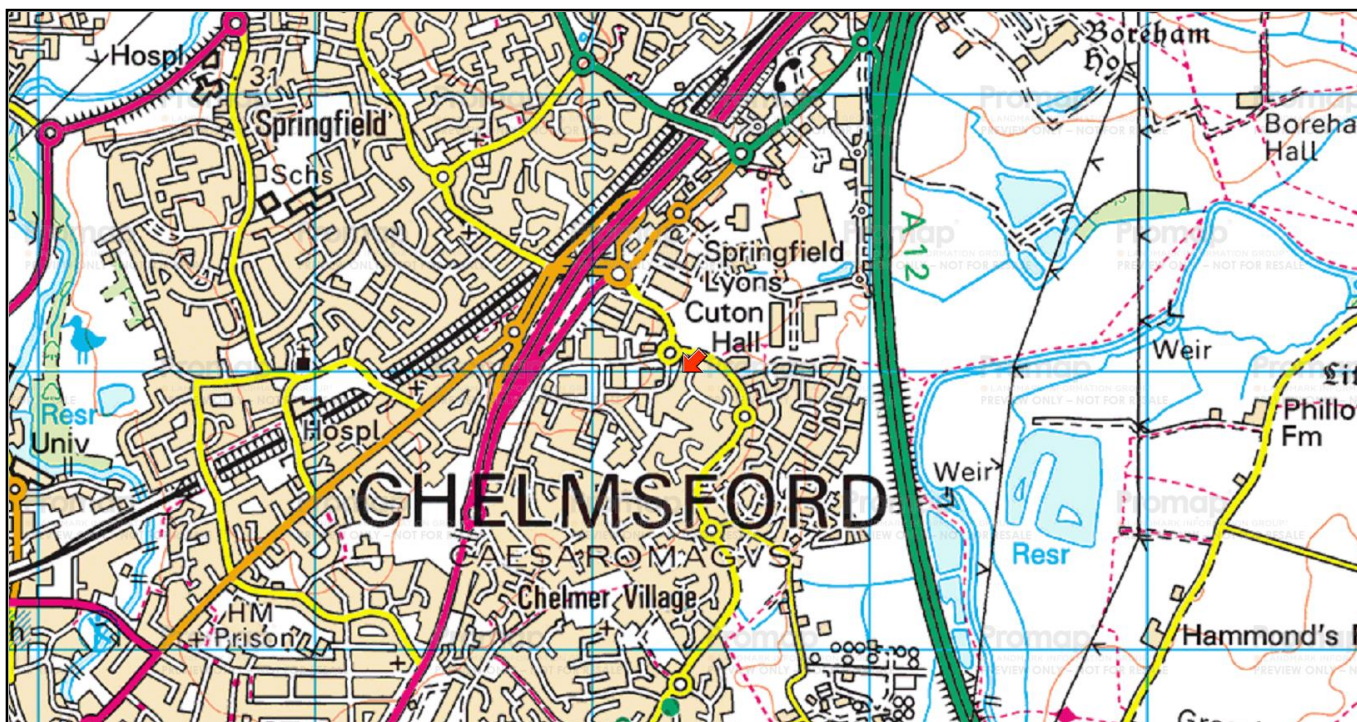
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Viewing

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



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Directions

Sat Nav CM2 6SN. For full directions, please contact a member of our sales team on 01245 292100

To find out more or book a viewing

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