



124 Fairway Drive, Chelmsford , CM3 3FH  
£395,000

**Church & Hawes**

Est.1977

Estate Agents, Valuers, Letting & Management Agents



GUIDE PRICE £400,000 - £410,000... A beautifully presented link-detached three bedroom home... constructed to a high standard by Bellway Homes in 2016. This modern home is located in the sought after 'Eagle Rise' section of the development, lying within a short drive of Chelmsford City Centre, plus major road networks (A12 leading to M25, plus A130 & A120). In addition, Stansted airport is within 25 minutes drive. The property affords the aforementioned three bedrooms with the master featuring a vaulted ceiling, large balcony doors and en suite shower room. There is a three piece bathroom and downstairs cloakroom with potential to create an additional shower/wet room if required. To the front of the home is a good size lounge whilst to the rear is an open plan kitchen/diner with bi-folding doors to the garden. Externally the property features driveway parking under a carport for 2/3 vehicles and a southerly aspect rear garden. Energy rating B.

FIRST FLOOR

**Landing**  
Over stairs storage cupboard. Stairs to ground floor. Airing cupboard housing hot water cylinder. Access to loft storage.

**Bedroom One 12'5 x 10'6 (3.78m x 3.20m)**  
Balcony with french doors to front. Window to side. Radiator. Fitted double wardrobe with sliding doors. Door to:-

**Ensuite Shower Room**  
Towel radiator. W.C with concealed cistern. Wall hung wash hand basin. Part tiled to walls. Shaver point. Shower cubicle with sliding glass screen and thermostatic shower.

**Bedroom Two 11'8 x 10'10 (3.56m x 3.30m)**  
Window to rear. Radiator.

**Bedroom Three 8'6 x 7'11 (2.59m x 2.41m)**  
Window to rear. Radiator.

**Bathroom**  
Obscure window to front. Close coupled W.C. Wash hand basin. Part tiled to walls. Bath. Towel radiator.

GROUND FLOOR

**Entrance Hall**  
Composite entrance door. Radiator. Under stairs storage cupboard. Consumer unit. Telephone point. Stairs to first floor. Door to:-

**Cloakroom**  
Obscure window to front. Radiator. W.C with concealed cistern. Wash hand basin with tiled splashback, Radiator.

**Lounge 16'9 x 10' (5.11m x 3.05m)**  
Window to front. Radiator.

**Kitchen/Diner 19'7 x 9'4 (5.97m x 2.84m)**  
Kitchen Area: Window to rear. Radiator. Range of base and eye level units in grey gloss finish with T bar handles. Inset 1 & 1/2 bowl stainless steel sink unit. 'AEG' oven/grill, four ring gas hob and extractor above. Integrated fridge/freezer. Space and plumbing for washing machine and dishwasher. Cupboard concealing 'Potterton Promax SL' gas central heating boiler.

Dining Area: Bi-folding doors to rear. Radiator. TV point.

EXTERIOR

**Front**  
Parking for two/three cars. Gate to side.

**Rear Garden**  
Southerly aspect. Paved patio seating area with pathway leading to timber shed to remain. Gated access to front.

**Management Company Fee**  
We understand from the vendors there is a £200 p/a maintenance fee due to the management company of 'Eagle Rise'

**Agents Notes**  
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



To Be Used As A Guide Only  
Not To Scale