

Butts Way, Chelmsford, Essex, CM2 8TJ



Freehold

Offers in excess

£600,000

Subject to contract

4 bedrooms  
1 reception room  
2 bathrooms



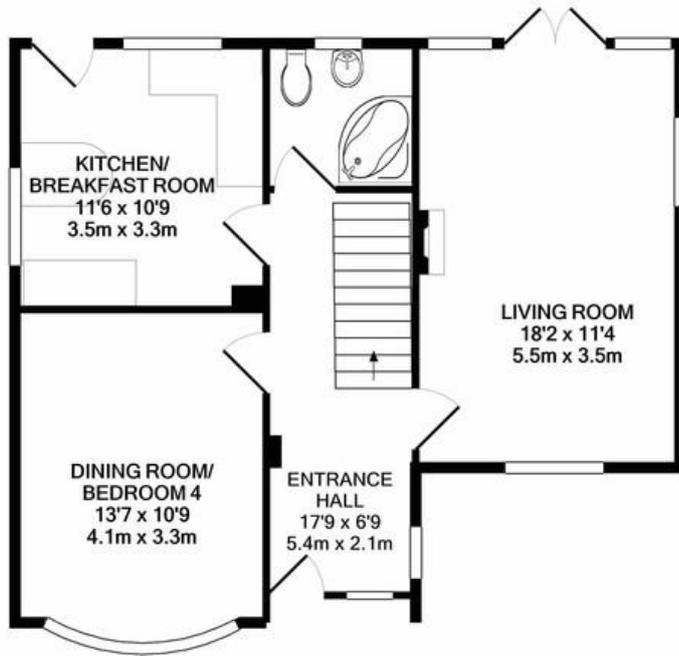
## Some details

A comfortable 4 bedroom detached chalet style family home occupying a peaceful setting within close proximity of Galleywood Common and being sold with no onward chain. The property provides flexible accommodation with three first floor bedrooms and a shower room. To the ground floor there is a triple aspect living room, bedroom 4/dining room, kitchen/breakfast room and bathroom. Externally the property occupies a mature plot of around 0.2 of an acre incorporating a single garage and workshop.

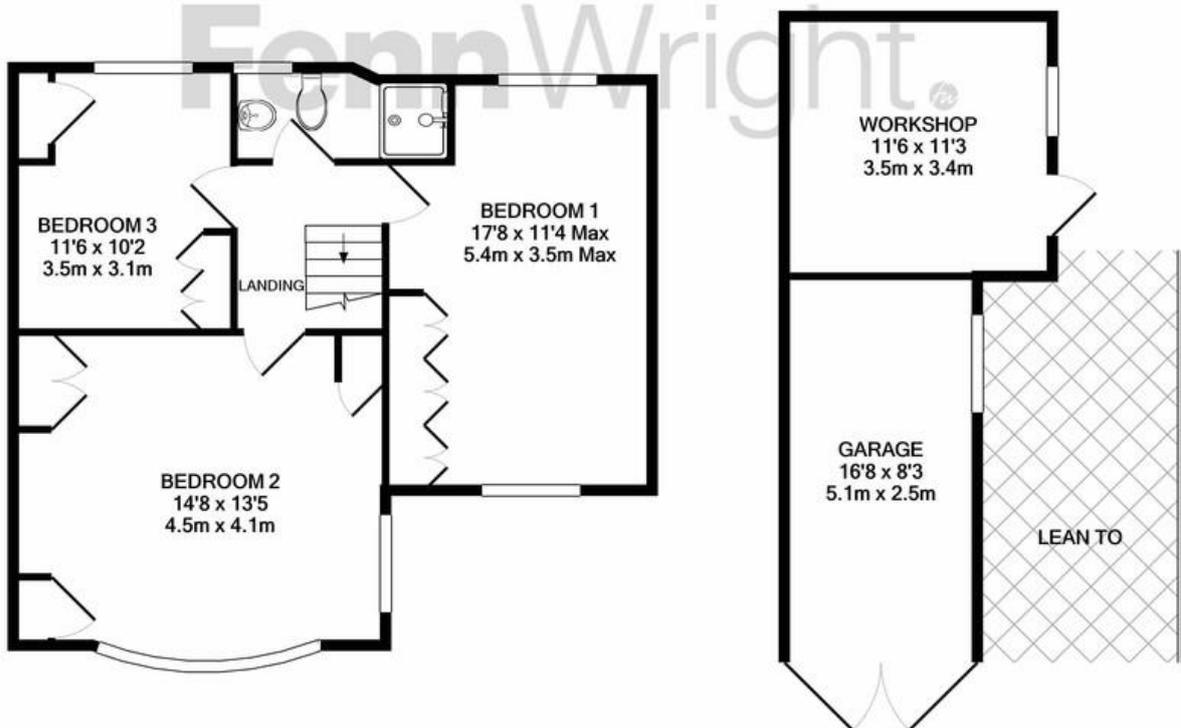
The property is entered from the front into a spacious entrance hall providing access to all ground floor rooms with stairs rising to the first floor. The living room runs the length of the house and is a charming room with feature fireplace and double doors opening to the garden. The dining room/bedroom 4 is a comfortable room with a small bay window to the front aspect. The kitchen/breakfast room and bathroom are located to the rear of the house with the kitchen comprising a range of eye and base level units with work surfaces, breakfast bar and space for appliances. The bathroom includes a corner bath, WC and wash hand basin. To the first floor there are three bedrooms and a shower room with WC facilities.



A comfortable 4 bedroom detached chalet style family home occupying a peaceful setting within close proximity of Galleywood Common and being sold with no onward chain. East facing garden with a total plot size of around 0.2 of an acre.



GROUND FLOOR  
APPROX. FLOOR  
AREA 640 SQ.FT.  
(59.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 605 SQ.FT.  
(56.2 SQ.M.)

OUTBUILDING  
APPROX. FLOOR  
AREA 267 SQ.FT.  
(24.8 SQ.M.)

BUTTS WAY, GALLEYWOOD  
TOTAL APPROX. FLOOR AREA 1512 SQ.FT. (140.5 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



**Entrance hall**

17' 9" x 6' 9" (5.41m x 2.06m)

**Living room**

18' 2" x 11' 4" (5.54m x 3.45m)

**Dining room/bedroom 4**

13' 7" x 10' 9" (4.14m x 3.28m)

**Kitchen/breakfast room**

11' 6" x 10' 9" (3.51m x 3.28m)

**Ground floor bathroom**

not measured

**First floor landing**

**Bedroom one**

17' 8" x 11' 4" max  
(5.38m x 3.45m)

**Bedroom two**

14' 8" x 13' 5" (4.47m x 4.09m)

**Bedroom three**

11' 6" x 10' 2" (3.51m x 3.1m)

**Shower room**

not measured

**Garage**

16' 8" x 8' 3" (5.08m x 2.51m)

**Workshop**

11' 6" x 11' 3" (3.51m x 3.43m)

**Lean-to**

not measured



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### The outside

The property occupies a slightly elevated position and is set back from the lane. There is a driveway and spacious front garden with the drive continuing past the house to a detached garage with adjoining workshop. The garden extends from the kitchen/breakfast room and living room and provides a spacious terrace seating area with the remainder laid to lawn interspersed with established trees, shrubs and flowers. The east facing garden is a particular attractive feature extending to some 95ft in length with a total plot size of around 0.2 of an acre.

### Where?

The property occupies a peaceful setting in the sought-after turning of Butts Way which is situated near Galleywood Common which includes approximately 175 acres of woodland and open fields, ideal for walking and the nature enthusiast. Galleywood is situated approximately 3 miles south of Chelmsford and offers a range of amenities. There is schooling available in Chelmsford and the nearby village of Ingatestone with two excellent grammar schools in Chelmsford. For the commuter there is direct access onto the A12 linking through to London which is approximately 30 miles in distance with mainline railway stations at both Chelmsford and Ingatestone providing direct access into London Liverpool Street.

Council Tax Band - F

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

Tenure - Freehold

EPC rating - F

### 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](http://fennwright.co.uk)

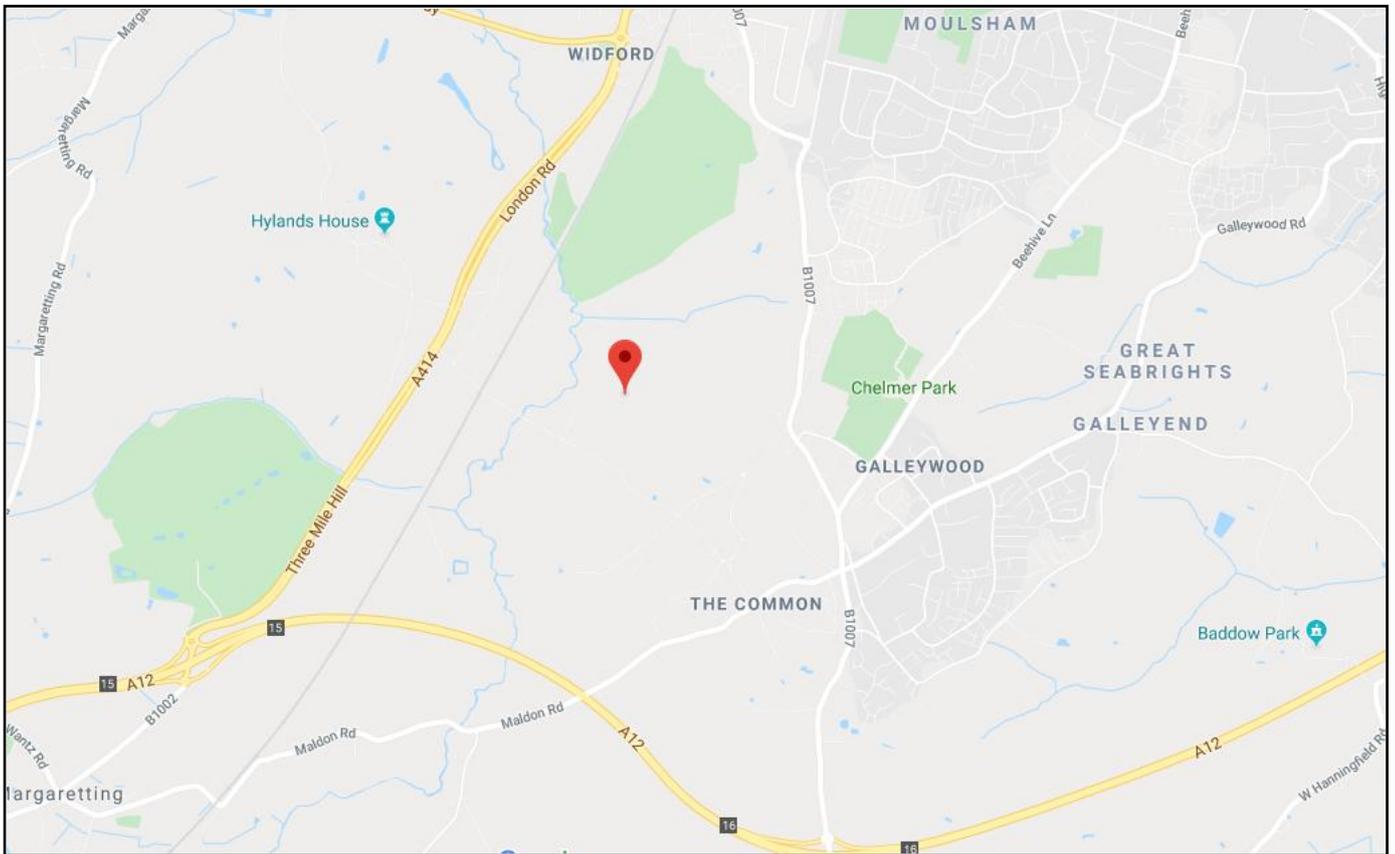
### Viewing

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home valued  
by us...

and get **FREE** professional  
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## Directions

The property is located in Butts Way, Galleywood. SatNav. CM2 8TJ.

To find out more or book a viewing

**01245 292 100**

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