



Condor Gate
Boreham, Chelmsford CM3 3FU
Guide Price £900,000

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GUIDE PRICE £900,000 - £925,000

The Grove is a stunning development of just two, five bedroom detached houses by a family run developer, known for producing quality, bespoke homes throughout the South East with a superb level of finish. Oak Grove (Plot One) is presented in full detail here.

The finishes include Italian sourced tiling and heavy oak veneer entrance doors, Schmidt designer kitchens with integrated Siemens appliances along with a number of other high specification items. All of the rooms are exceptionally well proportioned and the outside spaces have been very well located to create ample amenity space.

This bespoke development is located in the heart of Essex, ideally close to the Channels Lake location with excellent access onto the main Essex Regiment Way. Situated on the outskirts of Chelmsford the development is perfectly located for access into the many destinations and amenities that the city has to offer. Chelmer Valley Park & Ride to Chelmsford Station is at the end of Pratts Farm Lane, some 2 minutes away. Commuters have access to the mainline train station to Liverpool Street and main road links via the A12 and A131 providing routes to the north and south of Essex and further counties within East Anglia.

Chelmsford itself provides a wide range of quality shops, bars, supermarkets and entertainment destinations. High Chelmer and Meadows Shopping centre and Bond Street take you to the heart of the city's main retail outlets, independent boutiques, cafes and restaurants. Chelmsford City Racecourse is only located a 6 miles drive north.

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only.







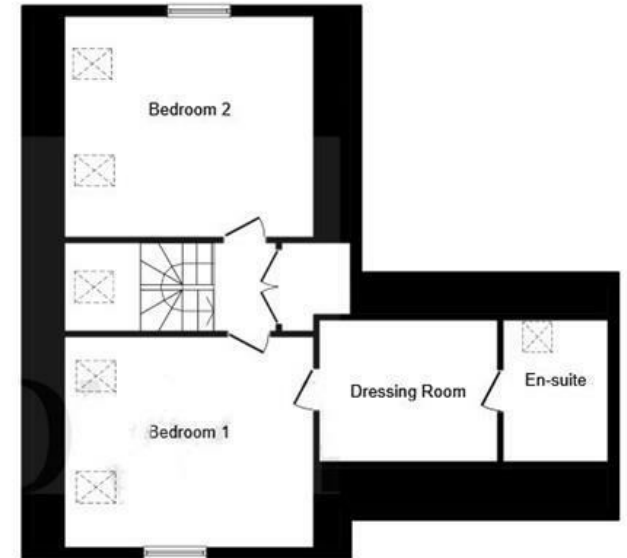




Ground Floor

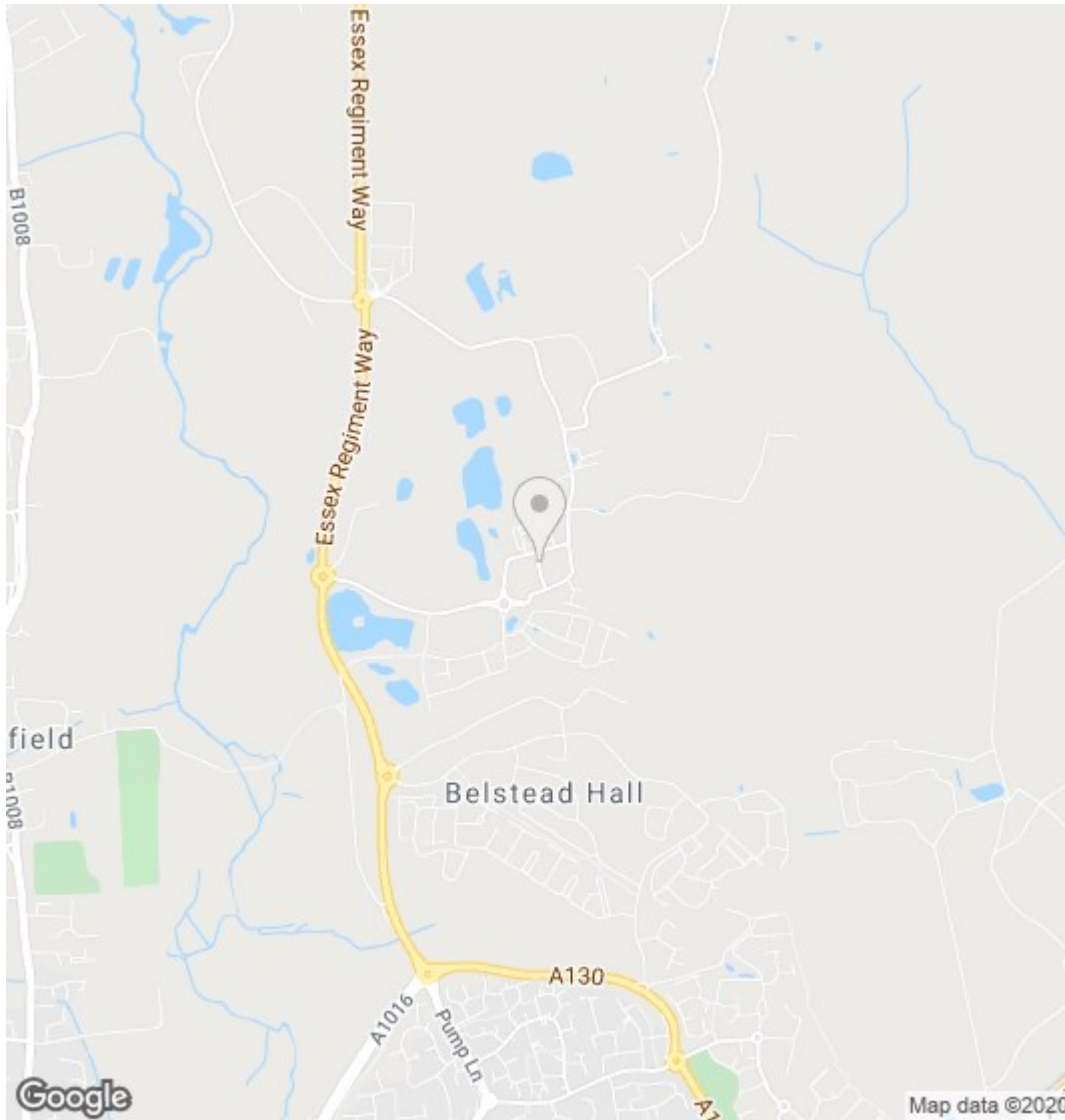


First Floor



Second Floor

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).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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