

## Eden Waters | Chelmsford | CMI 4FQ



A modern, individually designed family home situated in an exclusive and highly reputable gated community of just 6 detached properties. The development is discreetly positioned 1.1 Mile North of Chelmsford Mainline Railway Station, offering unique waterside views. The property itself benefits from a southerly facing aspect, and offers two external terraces facing onto the water.

Internally, the property offers flexible and versatile accommodation arranged across three floors. The ground floor offers an exceptional open kitchen/ family space, leading to a Utility Room and Cinema Room. The first floor provides a well-proportioned living room with floor-to-ceiling glass windows overlooking the lake. The Master Bedroom Suite benefits from both dressing room and en-suite facilities. The remaining accommodation includes four further double bedrooms and two bathrooms. A viewing is highly recommended to appreciate the development itself and the accommodation on offer. EPC B





Freehold  
**£1,000,000**

- Gated Development
- Five Double Bedrooms
- En-suite & Dressing Room to Master
- Double Garage
- Southerly Facing Aspect
- Impressive Kitchen/ Family Room
- Utility Room
- NO ONWARD CHAIN



Entrance Hall:

WC

Study: (10'10 x 6'7)

Kitchen/ Family Room: (34'9 x 22'4 > 15'1)

Utility Room

Cinema Room: (16'1 x 10'10)

First Floor Landing

Living Room: (19'4 x 15'9) + Balcony

Master Bedroom: (15'5 x 15'1)

Dressing Room

En-suite

Bedroom 3: (13'1 x 10'10)

Bedroom 4: (10'10 x 9'6)

Family Bathroom

Second Floor Landing

Bedroom 2: (15'9 x 12'2)

En-suite

Bedroom 5: (15'4 x 7'8)

Double Width Garage

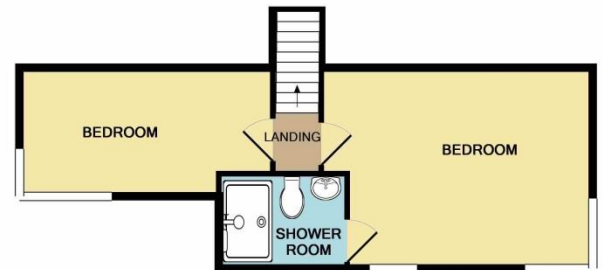




GROUND FLOOR



1ST FLOOR



2ND FLOOR

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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