



Keith
Ashton

Montagu Gardens,
Chelmsford



2 MONTAGU GARDENS

Chelmsford, CMI 6EB

Guide Price £1,250,000

Located in the sought-after Beaulieu Park area, we are delighted to bring to market this fabulous six-bedroom, detached family home which benefits from having a beautiful outlook over Boleyn Gardens, 8 acres of urban park land. This lovely home has spacious and well-proportioned rooms throughout, set over three levels, and boasts three reception rooms, and four bathrooms in addition to a ground floor w.c. Excellent off-street parking is provided by way of a good-sized block paved driveway to the front of the property and there is also a double garage with pedestrian access through to the rear. Situated a short drive of just under 4 miles to Chelmsford City Centre with high street shopping, bars, restaurants, and Train Station with routes into London Liverpool Street Station, and also within close proximity of well-regarded grammar, private and local schools, including Beaulieu Park School.

6 SPACIOUS & WELL-PROPORTIONED
BEDROOMS

DETACHED HOUSE SET OVER 3 LEVELS

2890 SQ.FT OF ACCOMMODATION

3 RECEPTION ROOMS

KITCHEN / BREAKFAST ROOM

EXCELLENT PARKING & DOUBLE GARAGE

4 BATHROOMS & G/F W.C.

LOVELY VIEWS OVER BOLEYN GARDENS PARK



Description

A porch which sits centrally at the front of the property gives access into a spacious reception hallway with stairs rising to the first-floor level. There are two large reception rooms which sit either side of the hallway, both of good measurements and having double windows which overlook the front of the property. There is a ground floor cloakroom which is off the hallway with wash hand basin and w.c. To the rear of the property there is a spacious kitchen/breakfast room which has been fitted in an extensive range of white, wall and base units with peninsular breakfast bar. Integrated appliances include double ovens, hob with extractor above and fridge freezer, with further space provided for appliances in a utility room which is directly off the kitchen. There is a lovely garden which is open plan to the kitchen, with triple aspect views of the garden and access via French doors.

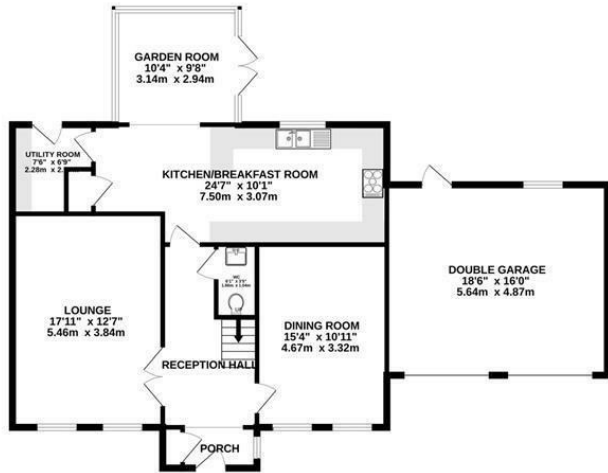
A spacious first floor landing has doors to all rooms, a handy storage cupboard and a further staircase rising to the second-floor level. There are three double bedrooms located on the first floor. Bedrooms three and four both have built-in cupboards and a master bedroom suite, with double aspect to the front and rear benefits from having an en-suite bath/shower room and a large walk-in dressing room which in turn leads onto a galleried landing area with access onto the balcony, which has views to the front over Boleyn Gardens Park. Furthermore, to this level there is a family bathroom. There are three further bedrooms to the second-floor level with two of the bedrooms having access to their own en-suite shower rooms.

Externally, there is an easy to maintain rear garden with patio area and neat lawn. High hedging to the bottom of the garden provides a degree of privacy. There is side pedestrian access through to the front garden where there is a further garden area immediately to the front of the property with screening hedging. A block paved driveway provides parking for two vehicles, in addition to a double width garage.

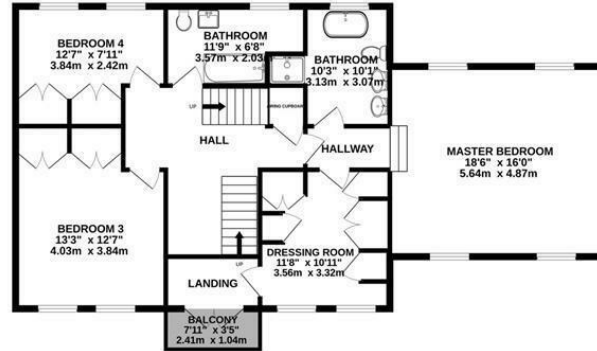




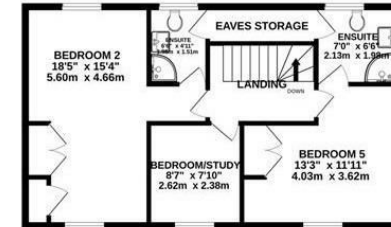
GROUND FLOOR
1220 sq.ft. (113.3 sq.m.) approx.



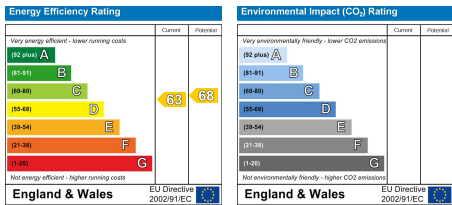
1ST FLOOR
1093 sq.ft. (101.5 sq.m.) approx.



2ND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 2890 sq.ft. (268.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:
Local Authority: Chelmsford
Council tax band: G
Post Code: CMI 6EB

VIEWING:
Strictly by prior arrangement with Keith Ashton Estate Agents

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at www.mortgagebusiness.net

We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk



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