



# Ardent estates

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 12 Matfield Close, Chelmsford, CM1 7TP

Being sold with NO ONWARD CHAIN an extended 5 bedroom detached family home situated in a cul de sac location within easy access of local amenities and Chelmsford City Centre.

**Price £570,000 Freehold**

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**Kitchen**  
**10'10" (3.3m) x 8'9" (2.67m)**  
 window to rear, sink unit, range of base and wall units, work surfaces, extractor fan.

**Family Room**  
**9'10" (3m) x 8'10" (2.69m)**  
 window to front, radiator, work top with storage cupboards and shelving.

**Front**  
 driveway parking leading to garage

**Garage**  
 up and over door, side door to garden

**Garden**  
 south facing aspect, patio area, lawn area, shrub borders, side acces

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- 5 Bedrooms
- Extended
- No Onward Chain
- South Facing Garden
- Close To Train Station, Local Schools & Amenities
- Driveway Parking & Garage
- En Suite
- Cul De Sac Location

Being sold with NO ONWARD CHAIN an extended 5 bedroom detached family home situated in a cul de sac location within easy access of local amenities and Chelmsford City Centre. The accommodation consists of 5 bedrooms with en suite to master and a family bathroom on the 1st floor. On the ground floor there is a cloakroom, large lounge, dining room with sliding doors to garden and unique arched window offering views to the garden, kitchen and an extra reception room which could be used as a family room or office. There is driveway parking to front and a garage. The rear garden has a sunny southerly aspect and is of a good size with parkland adjacent. Road links are good and Chelmsford Railway Station with its comprehensive London Liverpool Street service is easily accessible.

**Bedroom 1**  
**12'9" (3.89m) x 9'10" (3m)**  
 window to front, 3 wardrobes, radiator

**En Suite**  
 window to front, shower cubicle, wash basin, heated towel rail

**Bedroom 2**  
**11'0" (3.35m) Max x 8'10" (2.69m) Max**  
 window to rear, radiator

**Bedroom 3**  
**9'10" (3m) x 8'10" (2.69m)**  
 window to front, radiator

**Bedroom 4**  
**7'10" (2.39m) x 7'7" (2.31m)**  
 window to rear, radiator

**Bedroom 5**  
**8'0" (2.44m) x 6'4" (1.93m)**  
 window to rear, loft access, radiator

**Bathroom**  
 window to rear, bath with shower over, wc, wash basin, heated towel rail, airing cupboard

**Landing**  
 window to side, stairs to ground floor

**Entrance Hall**  
 window to front, door to rear garden, under stairs cupboard, cupboard housing boiler, stairs to 1st floor

**Cloakroom**  
 window to side, wc, wash basin

**Lounge**  
**16'5" (5m) x 14'6" (4.42m)**  
 window to front, storage cupboard, radiator

**Dining Room**  
**14'6" (4.42m) x 10'8" (3.25m)**  
 sliding doors to garden, arch window to rear, radiator

