



5 Abell Way

Chelmer Village, Chelmsford, CM2 6WU

Offers In The Region Of £450,000



Elwell Taylor are pleased to offer for sale, with no onward chain, this 3 bedroom detached family home. In the sought after Chelmer Village, the property is tucked away on a quiet col-de-sac, however is close to all amenities, schools and transport links.

The spacious reception room and kitchen/diner are ideal for entertaining guests or simply unwinding after a long day. The two bathrooms provide convenience and luxury, ensuring that busy mornings run smoothly and evenings end in relaxation.

The garden offers multiple areas of comfort with a patio area extending around the side of the house. As well as a gated lawn area lined with trees and hedges. The property comes with a garage as well as parking for 3 cars in the communal parking area.

Book a viewing today on 01245 266088.



ENTRANCE HALL

Hallway with doors leading to lounge, kitchen/dining as well as cloakroom.

DOWNSTAIRS WC

WC and basin with radiator.

LOUNGE 15'6" x 10'3" (4.72 x 3.12)

Large family room, carpet to floor and radiator with upvc double glazed windows to front with patio doors leading to the garden.

KITCHEN/DINING 15'10" x 10'3" (4.83 x 3.12)

Open plan dining area to kitchen.

Kitchen - selection of wall and base units, with integrated oven and 4 ring hob with extractor fan. Upvc double glazed windows to front and rear aspect, radiator

UTILITY ROOM

Wall and base units plus counter with sink, under stairs storage and radiator. Upvc double glazed door giving access to rear garden.

LANDING

Stairs from entrance hall, Upvc double glazed window to rear, radiator, airing cupboard, smooth plaster ceiling and coved cornice, doors to all rooms.

BEDROOM 1 36'1" x 10'6" (11 x 3.20)

Double sized room, carpet to floor with Upvc double glazed window to rear & radiator. Door leading to en suite.

EN SUITE

3 piece suite consisting of WC, basin and shower with heater towel rail.

BEDROOM 2 10'1" x 6'9" (3.07 x 2.06)

double bedroom with carpet to floor and upvc double glazed window to rear and radiator.

BEDROOM 3 9'8" x 8'10" (2.95 x 2.69)

Single room with carpet to floor, Upvc double glazed window to front and radiator.

BATHROOM

Family bathroom consisting of WC, basin and paneled bath with shower attachment.

EXTERNAL

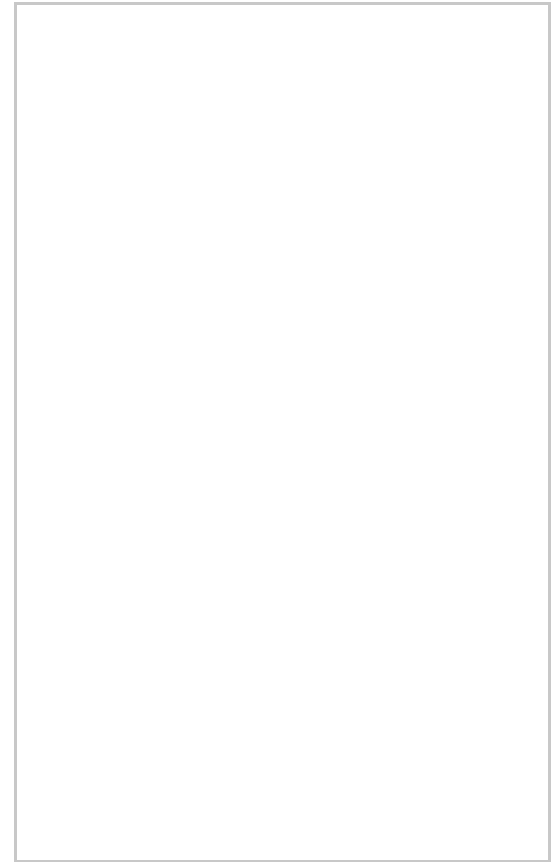
Patio area leading around the side of the house. Lawn at the top of the garden.

Side gate leading to garage and parking available for 3 cars.

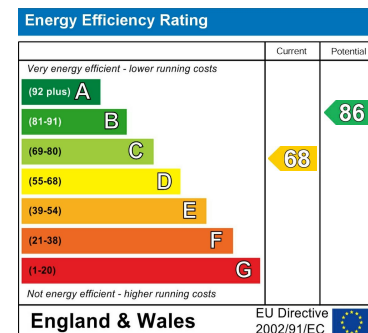
Area Map



Floor Plans



Energy Efficiency Graph



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