



Henniker Gate, Chelmsford, CM2

BUTLER & STAG



**Open Day Saturday 31st August.**  
**This stunning detached four-bedroom residence boasts exquisite finishes throughout, offering a luxurious living experience. Upon entry, you're greeted by a grand formal living room, perfect for entertaining guests or unwinding in style. Adjacent is a separate garden room, providing a serene space to enjoy the outdoors in comfort.**

## Freehold

- Stunning Detached Family Home
- Two Reception Rooms
- 1673 Sq. Ft Of Living Accommodation
- Off-Street Parking For Three Vehicles
- Four Double Bedrooms/Two Bathrooms
- Spacious Kitchen/Diner
- Private Rear Garden With Access To Garage
- Located In The Heart Of Chelmer Village

This stunning detached four-bedroom residence boasts exquisite finishes throughout, offering a luxurious living experience. Upon entry, you're greeted by a grand formal living room, perfect for entertaining guests or unwinding in style. Adjacent is a separate garden room, providing a serene space to enjoy the outdoors in comfort.

The heart of the home lies in the spacious kitchen/diner, complete with a suite of high-end appliances and ample room for dining, making it ideal for both casual meals and formal gatherings. Convenience is key with a downstairs w/c, ensuring practicality for daily living.

Ascending to the first floor, you'll find four generously sized double bedrooms, three of which feature custom-built fitted wardrobes, optimizing storage space and adding a touch of elegance. The master bedroom boasts an en-suite bathroom for added privacy and luxury, while a separate family bathroom caters to the needs of the household.

Outside, the east-facing rear garden offers complete seclusion from neighbouring homes creating a tranquil oasis for relaxation and enjoyment. The garden features a meticulously designed layout, beginning with a block-paved patio area leading to a lush lawn bordered by wooden sleeper fences adorned with greenery.

Parking is a breeze with off-street parking for three cars available at the front of the property, supplemented by additional parking space in the garage, ensuring convenience for residents and guests alike. This exceptional property seamlessly combines style, comfort, and functionality, providing the ultimate in modern living.

Chelmer Village stands out as one of Chelmsford's most sought-after neighbourhoods, renowned for its family-friendly atmosphere and convenient amenities. With two esteemed primary schools, Chancellor Park Primary boasting an Outstanding Ofsted rating and Barnes Farm Primary holding a Good Ofsted rating, families have access to quality education right within the community.

The Chelmer Village Centre serves as a hub for local conveniences, featuring a welcoming pub and a range of shops, including a beloved Fish and Chip shop, an opticians, and an Asda Supermarket with a convenient petrol station. Residents can easily fulfil their daily needs without venturing far from home.

For those seeking retail therapy or dining options, the nearby Chelmer Village Retail Park offers a diverse selection of well-known chain stores, providing ample opportunities for shopping and leisure activities.

Additionally, the neighbourhood boasts essential services such as a doctor's surgery, ensuring residents have access to healthcare within close proximity. Nature enthusiasts will appreciate the network of walkways connecting Chelmer Village to both the city centre and picturesque canal-side trails, offering opportunities for outdoor recreation and relaxation.

With its blend of family-friendly amenities, reputable schools, and convenient access to both urban and natural attractions, Chelmer Village presents an inviting and vibrant community for residents of all ages to call home.





# Henniker Gate

Approx. Gross Internal Area 142.1 sq. metres (1529.3 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.