



Blasford Hill, Chelmsford, CM3

BUTLER  STAG





**Waltham Grange has been designed to offer residents homes where they can feel completely relaxed and surrounded by luxury.**

**With properties situated in comfortable plots with neatly-landscaped gardens, owners can escape and enjoy privacy – while taking pride in being part of an exclusive new upmarket community.**



- Exclusive Luxury Development
- Five Bedrooms | Four Bathrooms
- Air Source Heat Pump Systems
- 25 Minutes From Stansted Airport
- Detached Family Home
- Separate Living Room & Study
- High Specification Finish
- 15 Minutes from Braintree Freeport Village

Upon entering, the well-proportioned hallway gives onto both a dedicated home office as well as the generously-sized living room, which is filled with natural light by windows to the front and side as well as glazed double-doors leading onto the rear garden and patio. However, the expansive kitchen-dining room is very much the centre piece of this home, with its impressive kitchen incorporating stylish fixtures, sleek surfaces and a central preparation/breakfast island. With plenty of space for dining furniture, this area is complemented by a wide section of glazed bi-folding doors overlooking the garden, creating an indoor-outdoor feel and the perfect space for entertaining in the warmer months.

On the first floor, you'll find a luxurious master bedroom with elegant built-in wardrobes and a sleek en-suite shower room, accompanied by a second double bedroom, a single room and a contemporary family bathroom. The uppermost floor boasts two further sizable double bedrooms and another high-specification shower room.

If you prefer a metropolitan evening out, Chelmsford's thriving centre is easily reachable from home. Here, the city's restaurants, eateries and bars are enough to satisfy every palette and occasion – from well-known quality franchises to cutting-edge artisan cuisine, friendly family bistros, intimate coffee houses, lively cocktail lounges and fine dining in exclusive surroundings. You'd perhaps be wise to make a whole day of it within the city's pedestrianised shopping district and the upmarket lanes, walks and attractions of the Bond Street retail development, where you'll discover an array of specialist retailers, designer shops and familiar high street names – including a large flagship John Lewis store – catering to every style, taste and budget.

Council Tax Band G







Approx. Gross Internal Area 180.5 Sq M ( 1943 Sq Ft )



Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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.

**BUTLER & STAG**

☎ 01992 667666

🏠 4 Forest Drive, Theydon Bois, Essex, CM16 7EY

✉ theydon@butlerandstag.com

[www.butlerandstag.uk](http://www.butlerandstag.uk)