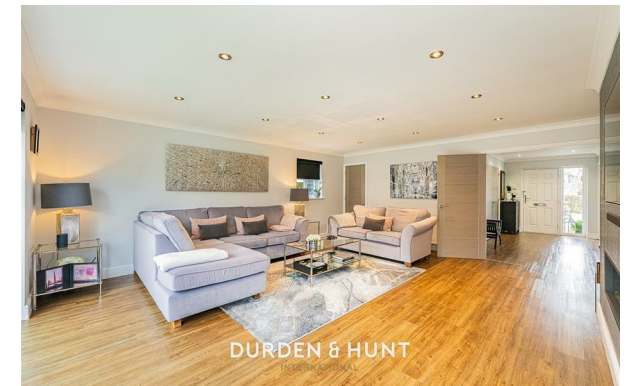


# DURDEN & HUNT

INTERNATIONAL



## The Old Orchard, Chelmsford CM2

Guide Price £900,000

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- Landscaped Garden
- Utility Room And Downstairs WC
- Family Bathroom
- Ample Off Road Parking
- Modern Design Throughout
- Sleek Kitchen
- Summer House With Bar
- Multiple Reception Rooms
- Four Bedrooms, Two With En Suites

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Council Tax Band: G



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This exceptional detached residence, located in Howe Green, boasts a spacious layout and an impressive summer house.

Thoughtfully designed for contemporary living, the ground floor showcases a spacious living room with built in media wall and feature fire place. Large bi fold doors seamlessly extend the living space into the beautifully landscaped garden, perfect for indoor outdoor entertaining.

At the heart of the home lies a large, sleek kitchen, featuring a sophisticated central island ideal for both casual dining and social gatherings. Additional bi fold doors from the kitchen further enhance the effortless flow to the garden, creating a bright and airy ambiance. Conveniently positioned off the kitchen is a practical utility room with access to the garden, providing discreet functionality.

Two further reception rooms can be found on the ground floor, offering a versatile space to suit modern lifestyles. One is currently arranged as a cosy snug, perfect for relaxation, whilst the other serves as a stylish home office. Completing this floor is a practical downstairs WC.

Ascending to the first floor you'll find four bedrooms, each with built in wardrobes providing additional storage solutions. The two larger bedrooms are particularly spacious, both benefitting from luxurious en suites. Serving the remaining bedrooms is a contemporary family bathroom, featuring both a shower and bath tub.

The beautifully landscaped garden is an extension of the homes generous living space. A patio space provides the perfect spot for enjoying al fresco meals whilst a manicured lawn offers a touch of greenery. At the rear an

additional elevated patio area offers a space to relax and enjoy the great outdoors.

A standout feature of this tasteful garden is the summer house, which, with its built in bar, creates a great place to relax and socialise. Adding to its versatility is a convenient WC and could offer a variety of uses depending on your requirements.

To the front of this attractive property we find ample off road parking, providing convenience for family members and guests, as well as side access to the garden.

Situated in Howe Green, surrounded by the picturesque Essex countryside, this location could be ideal for outdoor enthusiasts. The local town offers good amenities such as supermarkets and independent shops, whilst the expansive Hylands Park provides ample space to enjoy the great outdoors. Well regarded schools in the local area include Chelmsford Girls Grammar School and King Edward's Grammar School. Good road links can be found via the A12 and A130, whilst Chelmsford station provides access into Central London.

Contact Durden & Hunt for a viewing!

Council Band G Chelmsford

Consumer Protection from Unfair Trading Regulations 2008.  
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

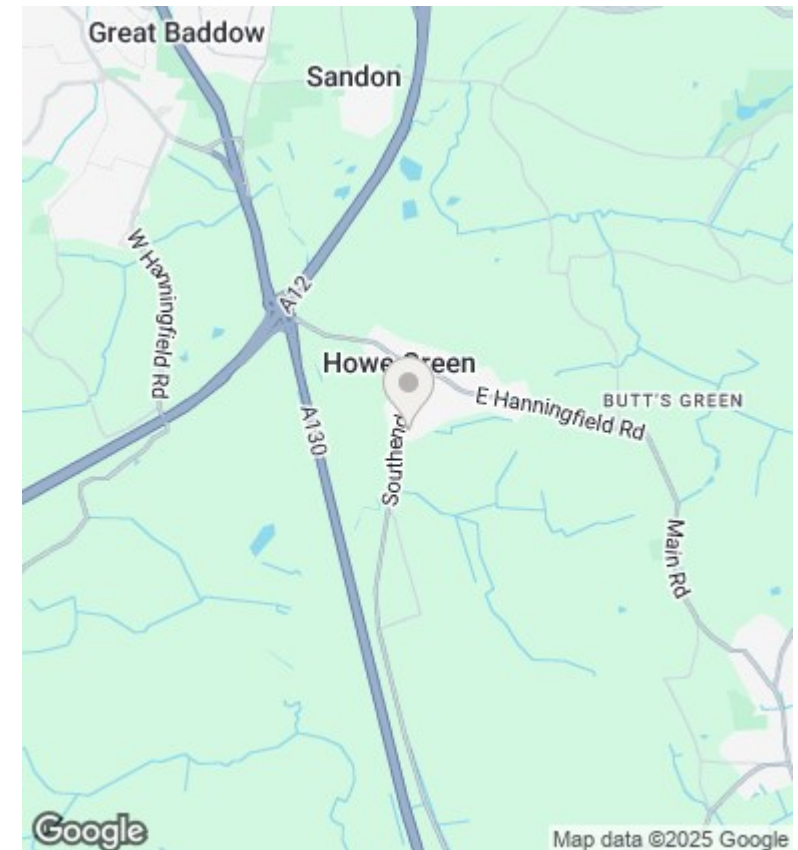
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## Viewings

Viewings by arrangement only.  
Call 01277402068 to make an appointment.

## Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		