



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.**



**Freehold**

**Asking Price £875,000**

This remarkable three-storey family home offers versatile rooms and light, spacious areas for every conceivable family activity. Externally, the home enjoys a good garden space and field views, whilst inside the expansive kitchen-dining area is the main focus of the house – with a full-width section of glazed bi-fold doors flooding the designer fittings, surfaces and ironmongery with natural light – making this the perfect space for entertaining in the summer months. Fitted with a range of quality branded appliances, the kitchen also connects to a handy utility room for all practicalities, with direct access to an extra-length integrated garage. The ground level accommodation also has an impressive living room and dedicated study.

Upstairs, your eyes naturally lead you towards the breath-taking master bedroom, which is complemented by a dressing area and a sensational en-suite bathroom fitted with sleek contemporary sanitaryware. This floor's additional double bedroom, single room and stylish family bathroom are complemented by two further bedrooms and a luxury shower room on the second floor.

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.



## Waltham Grange

Approx. Gross Internal Area 209 Sq M ( 2250 Sq Ft )

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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.

Prepared on behalf of Butler & Stag Land and New Homes

If you have any further questions please don't hesitate to contact us on the details below

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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.