



Telford Place, Chelmsford

Guide Price £700,000



- Immaculately presented 5 bedroom family home
- Found within sought after location
- Close distance to Chelmsford City Centre and railway station
- Approximately 1 mile to Grammar Schools
- Accommodation spread over three floors
- Spacious ground floor accommodation offering two reception rooms
- 1st floor is home to three bedrooms, en-suite and family bathroom
- 2nd floor is home to further two bedrooms and en-suite
- Lovely size rear garden with detached garage and carport parking
- Ideal community area for growing families



Immaculately presented modern five bedroom family home, located within sought after Springfield Chelmsford. Ideal location for local shops and schools. Short distance to Chelmsford City Centre, railway station and Grammar Schools. Accommodation is spread over three floors comprising impressive entrance hall, cloakroom/wc, modern kitchen, lounge and separate dining room. 1st floor is home to three well proportioned bedrooms, en-suite plus family bathroom. 2nd floor is home to further two bedrooms and en-suite. Externally the property has a nice size rear garden, tandem carport parking and detached garage. Ideal property for growing families who can join in with community activities.

Guide price £700,000 - £750,000

Impressive entrance hall commences with turning staircase to first floor accommodation. Access is given to ground floor cloakroom/wc. Storage cupboard. Wooden style flooring. Dining room 12'1 x 11'6 double glazed window to front. Continuation of wooden style flooring. Kitchen 13'7 x 9'8 double glazed window to rear. External door to garden. Range of high gloss wall and base mounted units with matching pan size storage drawers. Complimentary worksurfaces housing sink drainer with swan neck mixer tap. Tiling to splash backs. Gas hob, oven under, space for other appliances. Colour washed wooden style flooring. Smooth ceiling with ample spotlighting. Lounge 16'9 x 13'4 French double glazed doors to garden. Feature fireplace. Continuation of wooden style flooring.

First floor landing is home to three bedrooms, en-suite shower room and family bathroom. Stairs lead to second floor accommodation. Main bedroom 16'6 x 13'3 double glazed windows to rear. Built in wardrobes. En-suite comprises, shower, vanity wash hand basin and low level wc. Part tiling to walls. Obscure double glazed window. Bedroom three 12'7 x 10'5 double glazed window to front. Bedroom four 13'7 x 6'9 double glazed windows to rear. Family bathroom comprises white panel bath fitted with handheld shower attachment, low level wc and wash hand basin. Part tiling to walls. Obscure double glazed window.

Second floor is home to further two bedrooms and en-suite shower room. Bedroom two 19'10 x 11'2 double glazed window to front. En-suite comprising shower, wash hand basin and low level wc. Part tiling to walls. Bedroom five 12'7 x 6'8 Velux double glazed window to rear.

Externally the property has a predominately lawned rear garden. Patio seating area and personal door into detached garage 17'5 x 8'8 with up and over door. Side access gate opens onto open carport parking and front aspect.

Council Tax Band: F
Local Authority: Chelmsford
Communal ground to front. No service charge

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



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Local Life

Springfield Chelmsford has been a civil parish of the Borough of Chelmsford in Essex, since 1907. The parish takes in the portion of the town north of river Chelmer and west of the A12 bypass.

Chelmsford Town Centre is the perfect place for anyone who wants the best of both worlds. Hop on a train for 35 minutes and you're in Stratford or an extra 10 minutes and you're in Liverpool Street.

Visit the Historic Chelmsford Cathedral or have some quiet time in Central Park. Maybe enjoy an evening at any one of the fabulous restaurants and shops or grab some popcorn and watch a film.

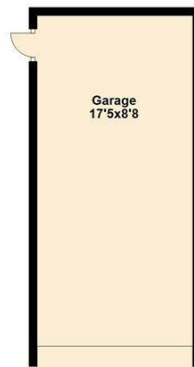
Chelmsford is an ideal location for growing families, commuters, and the young at heart.

Chelmer Village is a housing, retail and industrial development in the East of Chelmsford, Essex. The development was started by Countryside Residential PLC in 1978. Popular community village giving easy access to A12/A130 road links. Close to Chelmer Village and Springfield Retail Parks.

Beaulieu Park railway station is a planned station on the Great Eastern Main Line in the East, that will serve a new development in Boreham, approximately 3 miles to the north-east of Chelmsford, Essex. It will be situated between Chelmsford to the west and Hatfield Peverel to the east.



Ground Floor



First Floor



Second Floor



