



## Barlows Reach, Chelmsford

Offers Over £455,000



- Well presented throughout
- Extended family home found in private cul-de-sac location
- Ideally positioned for local shops and schools
- Chelmer Village Square and Retail Parks close by
- Moments drive into Chelmsford City Centre and railway station
- Spacious living accommodation comprising kitchen, breakfast room, lounge and dining room
- Ground floor cloakroom/wc, 1st floor modern three piece bathroom and en-suite four piece bathroom
- Four well proportioned bedrooms
- Garage (not suitable for vehicle use)
- Low maintenance rear garden, home office and driveway parking



**Well presented four bedroom family home, found in sought after Chelmer Village. Close to Retail Parks and Chelmer Village Square. Moments drive into Chelmsford City Centre and railway station. The property is positioned in a quiet location, close to popular schools. Accommodation boasts, entrance hall, ground floor cloakroom/wc, lovely size lounge, separate dining room, kitchen and breakfast room. First floor is home to four well proportioned bedrooms, en-suite four piece bathroom plus modern three piece family bathroom. Externally the property has a private rear garden, garage used for storage/home office and driveway parking to front.**

**Guide Price £450,000 - £500,000**

Impressive entrance hall commences with turning staircase to first floor accommodation. Access is given to ground floor cloakroom/wc. Wooden style flooring. Lovely size lounge 15'5 x 11'3 double glazed window to front. Continuation of wooden flooring. Feature fireplace. Coved ceiling. Modern kitchen 11'5 x 8'8 double glazed window to rear, external door to garden. Range of wall and base mounted units with matching storage drawers. Complimentary worksurfaces housing sink drainer with swan neck mixer tap. Tiling to splash backs. Space for appliances including space for freestanding cooker and American style fridge/freezer. Wooden style flooring. Breakfast room 9'3 x 7'0 also overlooks the rear aspect. Continuation of flooring. Dining room 15'9 x 9'6 French double glazed doors to rear. Tiled flooring has under floor heating fitted.

First floor landing is home to four bedrooms, family three piece bathroom plus en-suite four piece bathroom.

Bedroom one 16'10 x 10'2 double glazed window to front.

Four piece en-suite bathroom comprises, panel bath fitted with shower, wash hand basin, bidet and low level wc. Tiling to splash backs. Obscure double glazed window.

Bedroom two 12'5 x 10'7 double glazed window to rear.

Bedroom three 9'6 x 8'8 double glazed window to front.

Bedroom four 9'0 x 8'5 double glazed window to front. Plenty of storage space.

Modern bathroom comprises white shaped bath fitted with shower and glass splash screen door. Vanity wash hand basin and low level wc. Tiling to walls. Obscure double glazed window. Heated towel rail.

Externally the property has a private paved rear garden with shingled seating area, lined with established flower bed bordering. Personal door into home office 8'10 x 7'8.

Driveway parking to front.

Garage is not suitable for vehicle use.

Council Tax Band: D

Local Authority: Chelmsford

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

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, moments drive to Chelmsford City Centre, where you can enjoy a choice of amazing food at a variety of pubs, restaurants and shops. Also you can visit the infamous Chelmsford Historic Cathedral.



