



Pollards Green, Chelmsford

Offers Over £425,000



- Popular residential location ideal for access to the village centre
- Well Presented through-out
- Manicured rear garden
- Off street parking and garage
- Great living space with three reception rooms
- Ground-floor WC



Nestled in the sought-after area of Pollards Green, this attractive three-bedroom semi-detached house is an ideal family home. Located in the popular Chelmer Village, residents will enjoy convenient access to the village centre, local shops, schools, and various amenities, making it a perfect spot for families and professionals alike.

Upon entering, you will be greeted by a fantastic living space that boasts a separate dining room, a spacious lounge, and a bright, contemporary conservatory that invites natural light and offers a lovely view of the garden. This versatile layout is perfect for both entertaining guests and enjoying quiet family evenings.

The property is well-presented throughout, featuring a modern kitchen that is both stylish and functional, as well as the bathroom and a separate WC, ensuring comfort and convenience for all family members.

Additionally, the house benefits from off-street parking, leading to a garage, providing ample space for vehicles and extra storage.

This charming home in Chelmer Village is not just a property; it is a wonderful opportunity to create lasting memories in a vibrant community. Don't miss the chance to make this delightful house your new home.

Enter the property via door to front. Double glazed window to side.
Entrance hall gives access to ground floor cloakroom/WC.

Dining Area 7'8 x 12'7 (2.33m x 3.83m) Boxed bay double glazed window to side aspect. Double glazed window to front. Wooden style flooring.
Feature wooden staircase leading to first floor accommodation.

Kitchen 8'3 x 12'7max (2.52m x 3.83m) double glazed window to side. Range of wall and base mounted units with matching storage drawers and under unit lighting. Complimentary work surfaces housing sink drainer with additional water tap. Tiling to splash backs. Space for appliances including space for freestanding cooker. Storage cupboard. Tiled flooring.

Family size lounge 16'3 x 10'4 (2.52m x 3.83m) double glazed window to front. Patio sliding doors open into the conservatory. Wooden style flooring.
Conservatory 12'6 x 7'6 (3.82m x 2.29m) French double glazed doors open onto the rear garden and patio seating area. Fan light double glazed windows. Wooden style flooring.

First floor landing is home to three bedrooms and family bathroom.
Bedroom one 9'0 x 10'11 (2.75m x 3.33m) dual aspect double glazed windows. Storage cupboard.
Bedroom two 9'6 x 9'0 (2.90m x 2.76m) dual aspect double glazed windows. Storage cupboard.
Bedroom three 8'4 x 8'1 (2.53m x 2.47m) double glazed window to side.
Family bathroom comprises double ended bath fitted with shower and glass splash screen door. Wash basin and WC. Part tiling to walls. Obscure double glazed window.

Externally the property has a delightful rear garden commencing with block paved seating area, further seating to rear and side access gate. Remaining garden is lawned with well stocked flower bed bordering.
Driveway parking and garage.

THE SMALL PRINT:

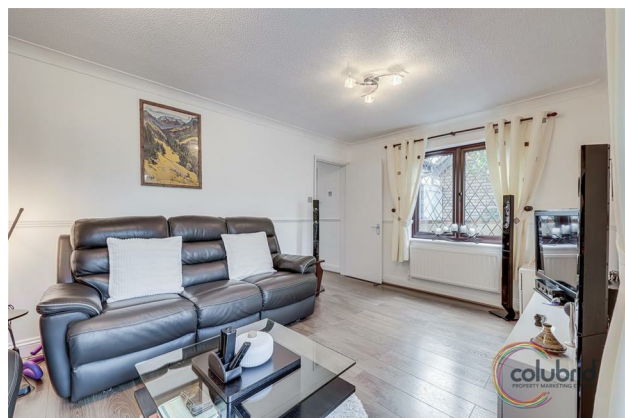
Council Tax Band: D
Local Authority: Chelmsford

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

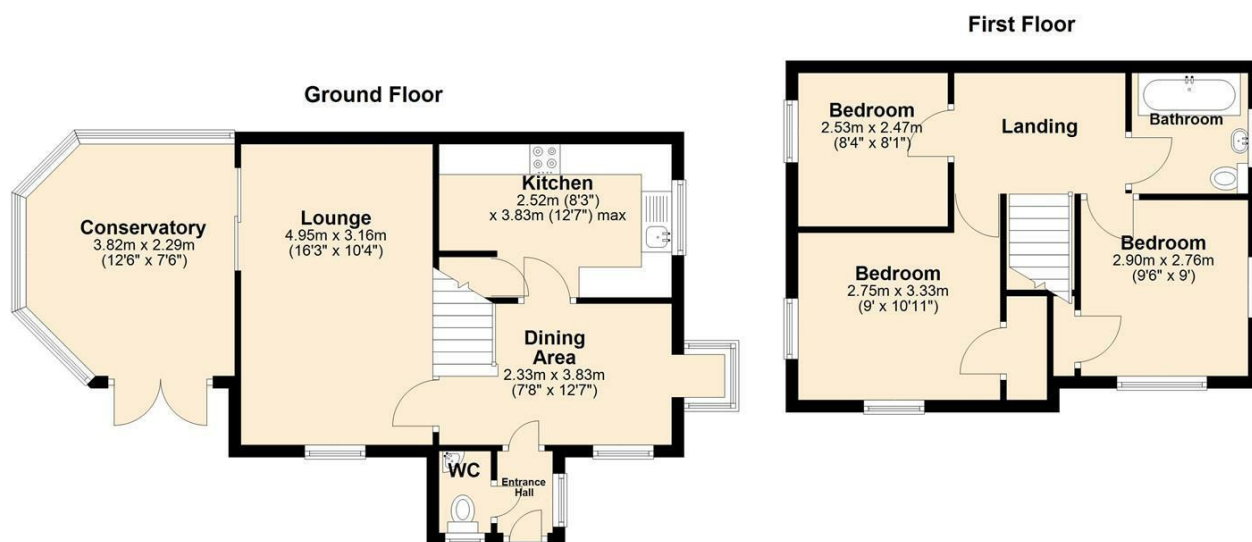
AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

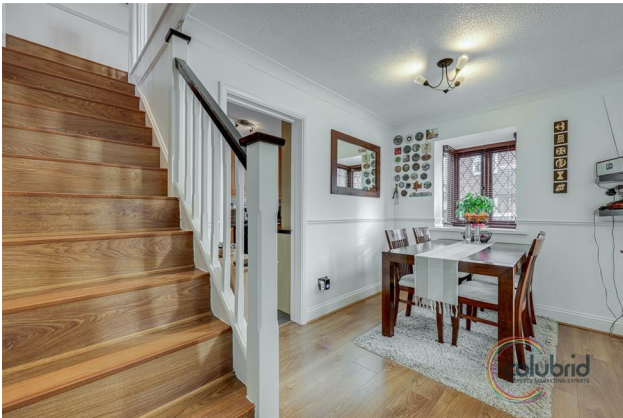
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



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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 Square, Asda Supermarket 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.





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