



**Kestrel Walk, Tile Kiln Chelmsford CM2 8XS**



**welcome to**

**Kestrel Walk, Tile Kiln Chelmsford**

\*GUIDE PRICE £525,000 - £550,000\*. This five/six bedroom extended end of terrace family home offers everything you require! Located on a walkway to Chelmer Park, the property benefits from two-en suites, secure parking to the rear of the property and spacious reception rooms ideal for family living.





**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Ground Floor

### Lounge

14' 1" x 12' 11" ( 4.29m x 3.94m )

### Reception Room

#### Two/Bedroom Six

10' 7" x 8' 8" ( 3.23m x 2.64m )

### En Suite

### Reception Room/Playroom

13' x 13' 1" ( 3.96m x 3.99m )

### Kitchen

21' 11" x 13' 9" ( 6.68m x 4.19m )

## First Floor

### Landing

### Bedroom One

15' 9" narrowing to 12' 1" x 13' 9" ( 4.80m narrowing to 3.68m x 4.19m )

### En Suite

### Bedroom Two

14' 7" x 8' 8" ( 4.45m x 2.64m )

### Bedroom Three

12' x 10' 4" ( 3.66m x 3.15m )

### Bedroom Four

15' 1" x 6' 1" ( 4.60m x 1.85m )

### Bedroom Five

9' 10" x 7' 2" ( 3.00m x 2.18m )

### Bathroom

### Exterior

### Rear Garden With Gated Access

### Parking

**welcome to**

## **Kestrel Walk, Tile Kiln Chelmsford**

- Five/Six Bedrooms
- Two en-suites
- Parking to rear
- Spacious reception rooms
- Optional separate living space

Tenure: Freehold EPC Rating: C

guide price

**£525,000 - £550,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CMS100501](https://williamhbrown.co.uk/Property/CMS100501)



Property Ref:  
CMS100501 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01245 200499**



[ChelmsfordSouth@WilliamHBrown.co.uk](mailto:ChelmsfordSouth@WilliamHBrown.co.uk)



2 Hylands Parade Wood Street, Chelmsford,  
Essex, CM2 8BW



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**