



**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  
Council Tax Band: 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](http://williamhbrown.co.uk/Property/CMS100501)



Property Ref:  
CMS100501 - 0008

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