



**Connells**

Albatross Way  
Chelmsford



### Property Description

Connells are delighted to present this exceptional 5 bedroom family home located in the highly sought-after Channells Estate. Boasting two en-suite bedrooms, a spacious family bathroom, and two convenient cloakrooms, this property offers ample space for comfortable living. Situated within the catchment area of the esteemed Beaulieu Park School, it provides an exceptional educational opportunity for growing families.

The property features a very good sized garden which has been beautifully landscaped. The house has been finished to an exceptionally high standard and has been well looked after.

In terms of parking the property includes two allocated spaces plus its own garage.

There is a supermarket, restaurant, and coffee shops all conveniently located nearby, and the future Beaulieu Park Station, currently under construction, will be located just a mile away, offering seamless connectivity to other areas.

Don't miss the opportunity to secure this remarkable family home in the desirable Channells Estate, offering convenience, and a promising future with the upcoming Beaulieu Park Station.

### Lounge

10' 11" x 21' 3" ( 3.33m x 6.48m )

### Kitchen

10' 2" x 16' 4" ( 3.10m x 4.98m )

### W.C

3' 5" x 6' ( 1.04m x 1.83m )

### Bedroom 1

11' 10" x 14' 2" ( 3.61m x 4.32m )

### Ensuite

10' 11" x 7' 1" ( 3.33m x 2.16m )

### Bedroom 2

10' 7" x 16' ( 3.23m x 4.88m )

### W.C - First Floor

3' 1" x 6' 3" ( 0.94m x 1.91m )

### Bedroom 3

10' 4" x 11' 8" ( 3.15m x 3.56m )

### Ensuite

10' 4" x 4' ( 3.15m x 1.22m )

### Bedroom 4

12' 2" x 10' 2" ( 3.71m x 3.10m )

### Bedroom 5

11' 1" x 10' 7" ( 3.38m x 3.23m )

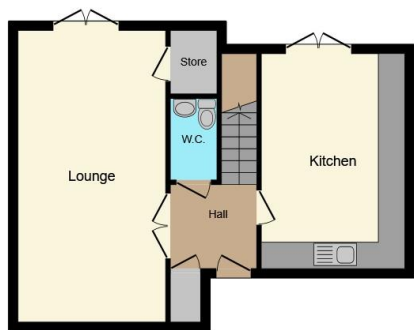
### Bathroom

5' 9" x 7' 1" ( 1.75m x 2.16m )









**Ground Floor**



**First Floor**



**Second 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.

To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/CHL307991](http://connells.co.uk/Property/CHL307991)**

Tenure: Freehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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