

for sale

offers in excess of **£475,000**



## Waterhouse Lane Chelmsford CM1 2TE

Connells is delighted to offer this charming family home, dating back over 150 years, with thoughtful extensions and modern updates enhancing its character. Situated just one mile from Chelmsford city centre and mainline railway station, this well-presented property is ideally located for commuters.





# Waterhouse Lane Chelmsford CM1 2TE

## Through Lounge

24' 6" Max x 10' 8" Max ( 7.47m Max x 3.25m Max )

## Kitchen

14' 8" x 9' Max ( 4.47m x 2.74m Max )

## Dining Room

17' 4" Max x 9' 1" Max ( 5.28m Max x 2.77m Max )

## Snug

10' 3" x 8' 8" ( 3.12m x 2.64m )

## Bedroom One

11' 6" x 10' 6" ( 3.51m x 3.20m )

## Bedroom Two

11' x 8' 2" ( 3.35m x 2.49m )

## Bedroom Three

10' 6" x 9' 9" ( 3.20m x 2.97m )









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01245 261 266**  
**E [chelmsford@connells.co.uk](mailto:chelmsford@connells.co.uk)**

4 Tindal Square  
 CHELMSFORD CM1 1EH

Property Ref: CHL308675 - 0002

**Tenure:** Freehold

**EPC Rating:** C

**view this property online** [connells.co.uk/Property/CHL308675](http://connells.co.uk/Property/CHL308675)



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)