

for sale

offers over **£700,000** Freehold



Second Avenue Chelmsford CM1 4ET

An immaculately presented, extended four-bedroom family home situated in the highly sought after Avenue's location. Accommodation is set over three levels with a well-considered flow and is presented to the highest of standards throughout.



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Property Details

Lounge

Lounge 13' 5" x 10' 9" (4.09m x 3.28m)

Dining Room 12' 1" x 9' 8" (3.68m x 2.95m)

Conservatory 16' 1" x 9' 1" (4.90m x 2.77m)

Kitchen 15' 3" x 12' 6" (4.65m x 3.81m)

Garage/Utility 16' 4" x 8' 1" (4.98m x 2.46m)

Master Bedroom 19' 2" x 16' 3" (5.84m x 4.95m)

En-Suite 8' 9" x 4' 6" (2.67m x 1.37m)

Bedroom 2 13' 7" x 10' 3" (4.14m x 3.12m)

Bedroom 3 11' 8" x 9' 8" (3.56m x 2.95m)

Bedroom 4 11' 2" x 9' 1" (3.40m x 2.77m)

Bathroom 6' 6" x 6' 1" (1.98m x 1.85m)





Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

To view this property please contact Connells on

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CHELMSFORD CM1 1EH

Property Ref: CHL308812 - 0007

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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.

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