



Not for marketing purposes INTERNAL USE ONLY

Clematis Tye  
Chelmsford





### Property Description

This beautifully presented property is tucked away in a peaceful cul-de-sac within one of Chelmsford's most desirable residential neighbourhoods. Offering a wonderful balance of comfort, practicality, and modern living, it's an ideal choice for first-time buyers, young families, or anyone looking for a quiet setting with excellent access to the city's amenities.

Inside, the home feels bright and inviting, with well-proportioned rooms and a layout that suits everyday life. The living spaces are designed for relaxation, while the kitchen provides plenty of storage and workspace. Upstairs, the bedrooms offer a calm retreat, complemented by a contemporary bathroom finished in a clean, neutral style. Outside, the private rear garden provides a peaceful spot for outdoor dining, gardening, or simply enjoying the sunshine.

This beautifully presented property is tucked away in a peaceful cul-de-sac within one of Chelmsford's most desirable residential neighbourhoods. Offering a wonderful balance of comfort, practicality, and modern living, it's an ideal choice for first-time buyers, young families, or anyone looking for a quiet setting with excellent access to the city's amenities.

Inside, the home feels bright and inviting, with well-proportioned rooms and a layout that suits everyday life. The living spaces are designed for relaxation, while the kitchen provides plenty of storage and workspace. Upstairs, the bedrooms offer a calm retreat, complemented by a contemporary bathroom

finished in a clean, neutral style. Outside, the private rear garden provides a peaceful spot for outdoor dining, gardening, or simply enjoying the sunshine.

This beautifully presented property is tucked away in a peaceful cul-de-sac within one of Chelmsford's most desirable residential neighbourhoods. Offering a wonderful balance of comfort, practicality, and modern living, it's an ideal choice for first-time buyers, young families, or anyone looking for a quiet setting with excellent access to the city's amenities.

Inside, the home feels bright and inviting, with well-proportioned rooms and a layout that suits everyday life. The living spaces are designed for relaxation, while the kitchen provides plenty of storage and workspace. Upstairs, the bedrooms offer a calm retreat, complemented by a contemporary bathroom finished in a clean, neutral style. Outside, the private rear garden provides a peaceful spot for outdoor dining, gardening, or simply enjoying the sunshine.

This beautifully presented property is tucked away in a peaceful cul-de-sac within one of Chelmsford's most desirable residential neighbourhoods. Offering a wonderful balance of comfort, practicality, and modern living, it's an ideal choice for first-time buyers, young families, or anyone looking for a quiet setting with excellent access to the city's amenities.

Inside, the home feels bright and inviting, with well-proportioned rooms and a layout that

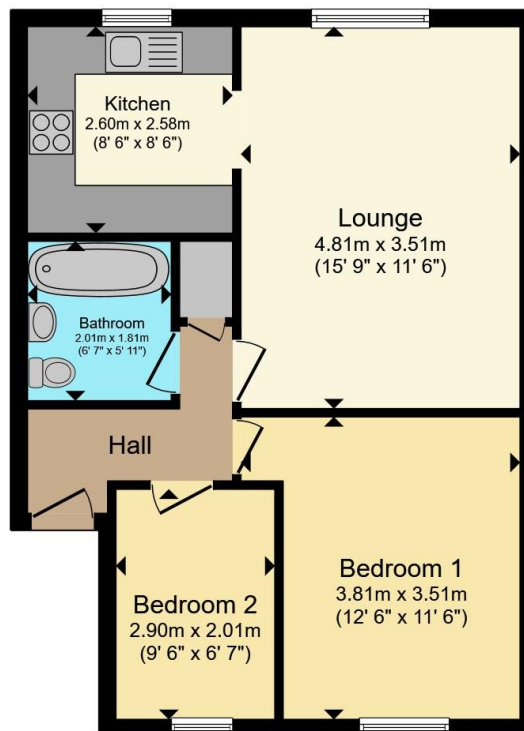
suits everyday life. The living spaces are designed for relaxation, while the kitchen provides plenty of storage and workspace. Upstairs, the bedrooms offer a calm retreat, complemented by a contemporary bathroom finished in a clean, neutral style. Outside, the private rear garden provides a peaceful spot for outdoor dining, gardening, or simply enjoying the sunshine.











Total floor area 51.1 m<sup>2</sup> (550 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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

EPC Rating:  
 Awaited

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**check out more properties at [connells.co.uk](http://connells.co.uk)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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)**

Property Ref: CHL308907 - 0002