



Fairway Drive, Chelmsford CM3 3FH

welcome to

Fairway Drive, Chelmsford

GUIDE PRICE £825,000 - £850,000

Situated in the exquisite 'Channels' development is this stunning five bedroom detached family home. The property benefits from a master suite with roof terrace, lake views, garage and driveway for multiple cars.





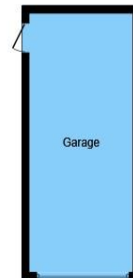
Ground Floor



First Floor



Second Floor



Garage



Ground Floor

Entrance Hall

Cloakroom

Lounge

18' 1" x 12' 2" (5.51m x 3.71m)

Study

11' 7" x 9' 7" (3.53m x 2.92m)

Dining Room

11' 7" x 10' (3.53m x 3.05m)

Kitchen

First Floor

Bedroom One

En Suite

12' 4" x 4' 3" (3.76m x 1.30m)

Bedroom Two

11' x 10' (3.35m x 3.05m)

Bathroom

12' 4" x 7' 7" (3.76m x 2.31m)

Bedroom Three

11' 1" x 6' 9" (3.38m x 2.06m)

Bedroom Four

16' x 9' 3" (4.88m x 2.82m)

Bathroom

Second Floor

Bedroom Five

15' 2" x 12' 8" (4.62m x 3.86m)

Dressing Room

15' 7" x 9' 2" (4.75m x 2.79m)

Storage

15' 10" x 7' 9" (4.83m x 2.36m)

Balcony

15' 10" x 8' 1" (4.83m x 2.46m)

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.

welcome to

Fairway Drive, Chelmsford

- Five Bedrooms
- Master Suite with En Suite, Dressing Room & Roof Terrace
- Immaculate condition
- NO ONWARD CHAIN
- Lake views

Tenure: Freehold EPC Rating: B

guide price

£825,000



view this property online williamhbrown.co.uk/Property/CHE113468

Please note the marker reflects the postcode not the actual property



Property Ref:
CHE113468 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01245 262266



Chelmsford@williamhbrown.co.uk



12 Duke Street, CHELMSFORD, Essex, CM1 1HL



williamhbrown.co.uk