



Humber Road, CHELMSFORD CM1 7PG

welcome to

Humber Road, CHELMSFORD

Available for the first time in 40 years William H Brown are delighted to offer this well-presented family home located in the popular OLD SPRINGFIELD area north of Chelmsford City Centre. With a downstairs shower room and FOUR double bedrooms - early viewings are advised.





Ground Floor



First Floor

Ground Floor

Storm Porch

Entrance Hall

12' 1" x 4' 5" (3.68m x 1.35m)

Inner Hall

12' 7" x 5' (3.84m x 1.52m)

Shower Room

7' x 6' 6" (2.13m x 1.98m)

Lounge

20' 3" x 13' 9" (6.17m x 4.19m)

Dining Room

12' x 9' 8" (3.66m x 2.95m)

Kitchen / Breakfast Room

17' 9" x 10' (5.41m x 3.05m)

Conservatory

12' 7" x 12' 5" (3.84m x 3.78m)

First Floor

Bedroom One

20' 11" x 12' (6.38m x 3.66m)

En Suite

6' 2" x 4' 5" (1.88m x 1.35m)

Bedroom Two

12' 10" x 11' 2" (3.91m x 3.40m)

Bedroom Three

11' 10" x 6' 9" (3.61m x 2.06m)

Bedroom Four

11' 7" x 9' 10" (3.53m x 3.00m)

Bathroom

7' 2" x 6' 2" (2.18m x 1.88m)

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.

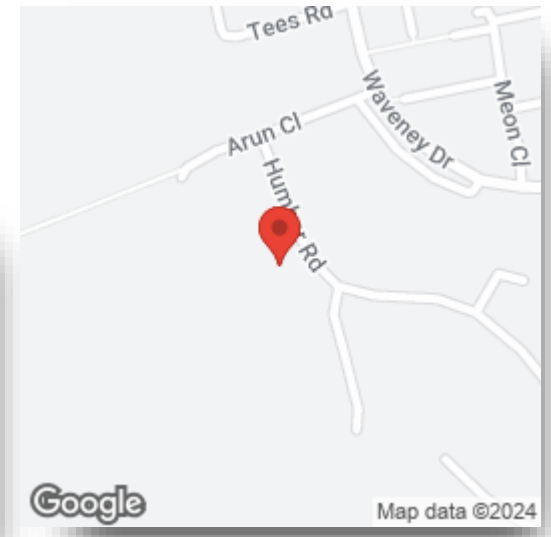
welcome to

Humber Road, CHELMSFORD

- Four Double Bedrooms
- Detached & Extended Family Home
- West Facing Rear Garden overlooking playing fields and local nature reserve
- Double Garage with built-in laundry area at the back, with sink, and power and plumbing for washing machine and tumble drier
- Close To Shop & City Centre

Tenure: Freehold EPC Rating: B

£675,000



view this property online williamhbrown.co.uk/Property/CHE114642

Please note the marker reflects the postcode not the actual property



Property Ref:
CHE114642 - 0006

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.



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