



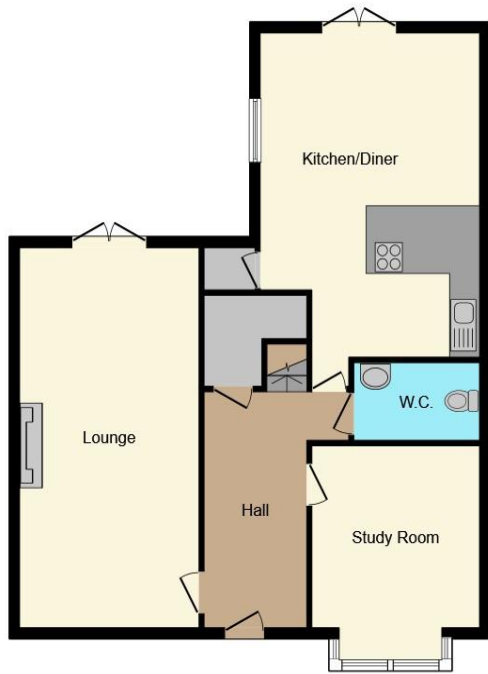
Fairway Drive, Chelmsford CM3 3FH

welcome to

Fairway Drive, Chelmsford

A TRULY STUNNING, SPACIOUS AND VERSATILE FIVE BEDROOM FAMILY HOME offering over 2000 sq.ft of that really needs to be seen to be appreciated. Set in the sought after development of Channels within easy access back to Chelmsford City Centre and Mainline station!

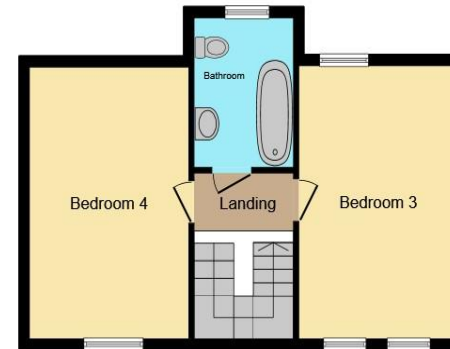




Ground Floor



First Floor



Second Floor

Ground Floor

Entrance Hall

Cloakroom

Dining Room

10' 9" x 8' 4" (3.28m x 2.54m)

Lounge

19' 2" x 11' 8" (5.84m x 3.56m)

Kitchen

21' 3" x 14' 5" (6.48m x 4.39m)

Utility Room

First Floor

Bedroom One

14' 1" x 12' 8" (4.29m x 3.86m)

En Suite

Bedroom Two

19' 4" x 10' 8" (5.89m x 3.25m)

En Suite

Bedroom Three

9' 2" x 6' 7" (2.79m x 2.01m)

Second Floor

Bedroom Four

17' x 11' 8" (5.18m x 3.56m)

Bedroom Five

16' 8" x 11' (5.08m x 3.35m)

Bathroom

9' 3" x 6' 8" (2.82m x 2.03m)

Outside

Garage

29' 3" x 9' 9" (8.92m x 2.97m)

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

- GUIDE PRICE £700,000-£725,000
- Five Bedrooms
- Two Receptions
- Three Bathrooms
- Garage & Parking

Tenure: Freehold EPC Rating: B

guide price

£700,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CHE114684



Property Ref:
CHE114684 - 0005

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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