

Fairway Drive, Chelmsford CM3 3FG

welcome to

Fairway Drive, Chelmsford

Situated on the popular Channels development is this substantial four-bedroom detached home, presented to an extremely high standard throughout with LARGE ROOMS and ample PARKING.

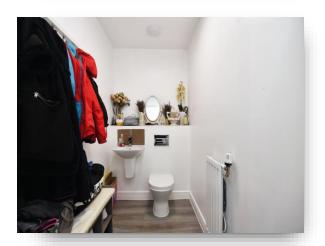














This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Ground Floor Cloakroom Entrance Hall Kitchen / Diner 16' 3" x 10' 7" (4.95m x 3.23m)

Lounge

14' 4" x 13' 10" (4.37m x 4.22m)

First Floor Bedroom One

14' 11" x 11' 4" (4.55m x 3.45m)

En Suite Bedroom Two

14' 4" x 12' 7" (4.37m x 3.84m)

Bedroom Three

14' 4" x 7' 5" (4.37m x 2.26m)

Bathroom

Second Floor Master Bedroom 19' 11" x 18' (6.07m x 5.49m)

En Suite Dressing Room

11' 5" x 6' 8" (3.48m x 2.03m)

Exterior Rear Garden Garage Carport

welcome to

Fairway Drive, Chelmsford

- FOUR DOUBLE BEDROOMS
- **CUL-DE-SAC POSITION**
- IMMACULATELY PRESENTED THROUGHOUT
- STUNNING FAMILY HOME
- **CAR PORT**

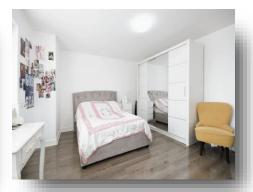
Tenure: Freehold EPC Rating: B

offers in excess of

£600,000







 Falcon Bowling Club Henry Shuttlewood Dr **Coogle** Map data @2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CHE115426



Property Ref: CHE115426 - 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 quidance 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.

Chelmsford@williamhbrown.co.uk



william h brown

12 Duke Street, CHELMSFORD, Essex, CM1 1HL



williamhbrown.co.uk

01245 262266

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.