



Beeches Road, CHELMSFORD CM1 2SA

welcome to

Beeches Road, CHELMSFORD

GUIDE PRICE £575,000-£600,000. William H Brown are delighted to offer for the first time in over 25 years this IMMACULATELY presented FOUR BEDROOM family home with home office & Garden building/office. Extended to the side and front, having a LARGE double length GARAGE with work area.



200 square meters in total



Ground Floor



First Floor



Outbuilding

Ground Floor

Heated Lobby

7' 10" x 4' 3" (2.39m x 1.30m)

Entrance Hall

Cloakroom

Lounge

17' 8" x 12' 4" (5.38m x 3.76m)

Dining Room

10' 3" x 9' 9" (3.12m x 2.97m)

Kitchen

11' 6" x 8' (3.51m x 2.44m)

Utility

7' 9" x 4' 7" (2.36m x 1.40m)

Reception

19' 3" x 8' 9" (5.87m x 2.67m)

First Floor

Bedroom One

13' 5" x 12' 7" (4.09m x 3.84m)

Bedroom Two

11' 9" x 11' (3.58m x 3.35m)

Bedroom Three

9' 2" x 8' 6" (2.79m x 2.59m)

Bedroom Four

8' 10" x 7' 6" (2.69m x 2.29m)

Home Office

8' 6" x 5' 9" (2.59m x 1.75m)

Bathroom One

9' 9" x 5' 5" (2.97m x 1.65m)

Bathroom Two

6' 6" x 5' 6" (1.98m x 1.68m)

Exterior

Garage

26' 6" x 12' 11" (8.08m x 3.94m)

Garden Office Building

9' 10" x 8' 2" (3.00m x 2.49m)

welcome to

Beeches Road, CHELMSFORD

- GUIDE PRICE £575,000-£600,000
- Ample off road parking
- Wide double length garage & work area
- Primary & secondary schools within walking distance
- 2 Home office areas

Tenure: Freehold EPC Rating: C

guide price

£575,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CHE115485



Property Ref:
CHE115485 - 0007

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 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.



william h brown



01245 262266



Chelmsford@williamhbrown.co.uk



12 Duke Street, CHELMSFORD, Essex, CM1 1HL



williamhbrown.co.uk