



**Melville Cottages Melville Heath, South Woodham Ferrers
Chelmsford CM3 5FU**

welcome to

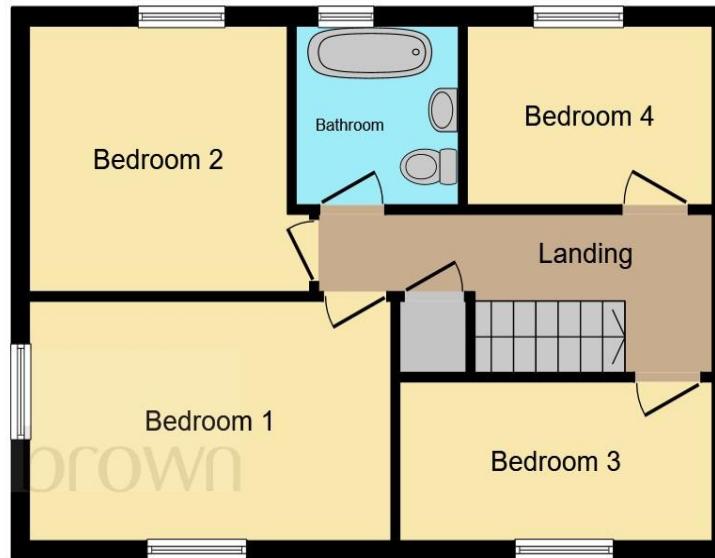
Melville Cottages Melville Heath, South Woodham Ferrers Chelmsford

This exceptional property offers the perfect blend of contemporary living and timeless appeal. Featuring four generously sized bedrooms, stylish interiors, and thoughtfully designed spaces, it provides an ideal setting for family life





Ground Floor



First Floor

Ground Floor

Entrance Hall

Kitchen / Diner

17' 1" x 9' 8" (5.21m x 2.95m)

Dining Room

9' 7" x 9' (2.92m x 2.74m)

Lounge

19' 2" x 10' 7" (5.84m x 3.23m)

Cloakroom

First Floor

Bedroom One

14' 8" x 9' 4" (4.47m x 2.84m)

Bedroom Two

9' 9" x 9' 8" (2.97m x 2.95m)

Bedroom Three

11' 5" x 6' 2" (3.48m x 1.88m)

Bedroom Four

9' 11" x 6' 7" (3.02m x 2.01m)

Bathroom

6' 7" x 6' 1" (2.01m x 1.85m)

External

Driveway

Garage

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

Rear Garden

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

welcome to

Melville Cottages Melville Heath, South Woodham Ferrers Chelmsford

- Four well-proportioned bedrooms
- Air conditioning throughout
- Ground floor cloakroom
- Storage garage with electric roller doors
- Bright, sociable, and practical layout ideal for families

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£470.000



view this property online williamhbrown.co.uk/Property/CHE115900

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.



Property Ref:
CHE115900 - 0005

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.

Please note the marker reflects the postcode not the actual property

william h brown



01245 262266



Chelmsford@williamhbrown.co.uk



12 Duke Street, CHELMSFORD, Essex, CM1 1HL



williamhbrown.co.uk