# HOME















# Goshawk Drive, Tile Kiln

This amazing semi-detached house in Tile Kiln, Chelmsford is a nature lover's dream, boasting an amazing and unique plot that backs onto farmland. The property features 4 bedrooms and 2 bathrooms, including a master bedroom with en-suite.

One of the standout features of this property is the detached 1 bedroom annexe with air conditioning, perfect for guests or a multi generational living opportunity. The open plan kitchen/family room includes bi-folding patio doors that lead out to the beautiful garden, ideal for entertaining or simply enjoying the peaceful surroundings.

Located just a 0.1 mile walk from Chelmer Park and Mildmay Primary School, this property is perfect for families looking to enjoy the outdoors and have easy access to amenities. The property also includes its own driveway and carport for convenient parking.

Chelmsford, Essex is a vibrant city with plenty to offer residents and visitors alike. From historical sites such as Chelmsford Cathedral and Hylands House, to shopping and dining in the city center, there is always something to do in Chelmsford. Outdoor enthusiasts will appreciate the numerous parks and green spaces, including the nearby Chelmer Park and stunning countryside surroundings. With easy access to London via train or road, Chelmsford offers the perfect balance of city living and rural charm.

Sales

#### Floor Plans





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Annexe

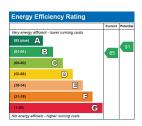
TOTAL APPROX INTERNAL FLOOR AREA
29 SQ M 312 SQ FT
This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, plasse check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
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## **Features**

- Amazing & unique plot
- Will suit nature lovers and the green fingered
- Detached 1 bedroom annexe with air conditioning
- Backing farmland
- 0.1 mile walk to Chelmer Park
- Own driveway and car port
- Open plan kitchen/family room with Bifolding patio doors
- Master bedroom with en-suite
- -0.1 mile walk to Mildmay Primary School

#### **EPC Rating**



### The Nitty Gritty

Tenure: Freehold

Band D is the council tax band for this property with an annual amount of £2,084.49.

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.





