

HOME



Chelmsford
£425,000
3-bed semi-detached house

Shelley Road

This well-presented property offers a perfect blend of space, style, and location. Set in a quiet residential area with excellent transport links and family-friendly amenities nearby, this home has been thoughtfully extended to the rear, providing a bright and spacious living environment ideal for growing families and homeworkers alike.

As you step inside, the ground floor opens into a welcoming hallway that leads to a spacious living room, ideal for relaxing or entertaining. The rear extension has created an expansive open-plan kitchen/dining area that overlooks the rear garden, perfect for both everyday living and hosting guests. The living area and dining area can be separated by bi-fold doors to create a comfortable, relaxing living room, but opened for large social gatherings. A separate study/home office provides a quiet space for remote work or study. You'll also find a convenient downstairs W/C, completing the ground floor layout.

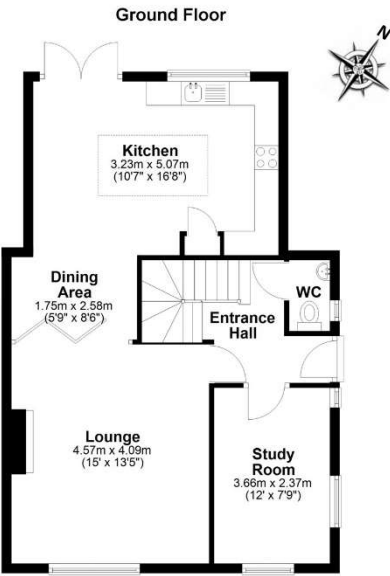
Upstairs, the property offers three well-sized bedrooms, including an en-suite shower room to one of the bedrooms. A contemporary family bathroom serves the remaining bedrooms. Externally, the home benefits from a beautifully-maintained rear garden measuring approximately 60ft – ideal for children, pets, or summer barbecues. As well as a garden brick coal house, which can be used as a tool store, garden bar, storage. There is also a garden toy/bike store area, where laundry can be dried. To the front, a private driveway provides off-street parking for up to three vehicles, a significant advantage in this sought-after area.

Chelmsford
11 Duke Street
Essex CM1 1HL

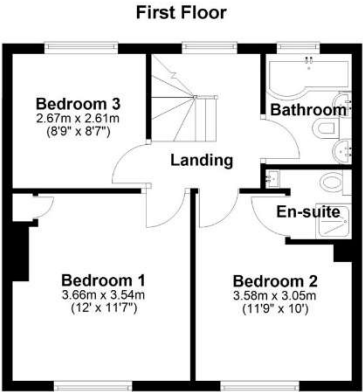
thehomepartnership.co.uk

Sales
01245 250 222
Lettings
01245 253 377
Mortgages
01245 253 370

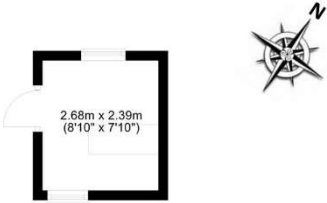
Floor Plans



APPROX INTERNAL FLOOR AREA
81 SQ M 856 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
(EXCLUDING GARAGE)
103 SQ M 1113 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, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
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APPROX INTERNAL FLOOR AREA
42 SQ M 456 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
(EXCLUDING GARAGE)
103 SQ M 1113 SQ FT
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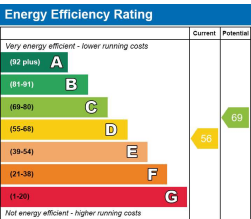


TOTAL APPROX INTERNAL FLOOR AREA
6 SQ M 69 SQ FT
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Features

- Extended to the rear
- Ample parking to the front
- Downstairs study
- 0.7 miles to Chelmsford high street
- En-suite shower room
- Downstairs W/C
- 1 mile to Chelmsford Station
- Great access to the A12
- Close to a range of local Primary Schools
- Nearby to local river walks

EPC Rating



The Nitty Gritty

Tenure: Freehold

Council Tax: The Council tax for this property is band C with an annual amount of £1,926.96.

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.

