

# HOME



## Springfield £440,000 4-bed house

## Tythe Close

Situated in a popular residential location, and occupying a corner position, is this four bedroom family home which is offered for sale with a complete onward chain. The accommodation comprises an entrance hall with a staircase to the first floor and a ground floor cloakroom. There is a dual aspect lounge with patio doors leading onto the rear garden. Open from the lounge is a dining area, again with double glazed patio doors leading out onto the rear garden. The kitchen is fitted with a range of base and eye level cabinets. There is a fitted oven, a four ring hob and extractor hood as well as an integrated washing machine, slimline dishwasher and fridge/freezer. Upstairs there are four bedrooms and a family bathroom WC. To the side of the house there is a driveway giving access to a garage which has an up and over door and a personal door leading into the rear garden. The rear garden is laid principally to lawn with flower and shrub borders and a patio area. There are 16 solar panels fitted.

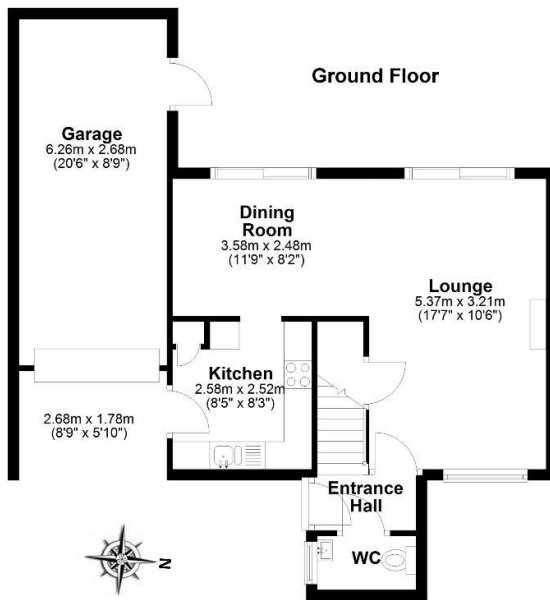
Springfield is located to the North East of the City and benefits from regular bus services to the City centre and railway station with trains to Liverpool Street from 36 minutes. The area is popular with young families due to having sought after primary and secondary schools. The Beaulieu Park area is located within walking distance which has a network of cycle ways and footpaths running through

Chelmsford  
11 Duke Street  
Essex CM1 1HL

[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

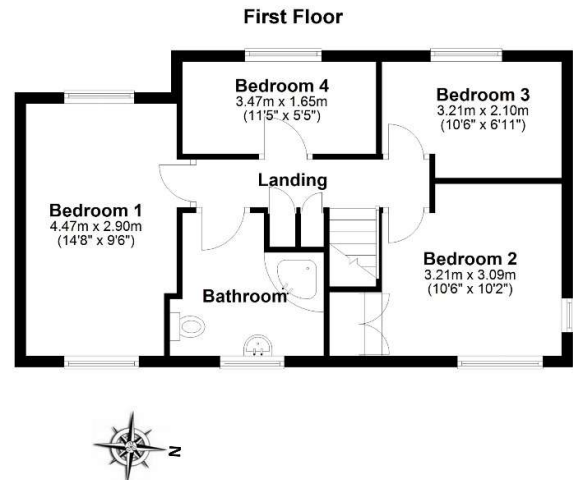
**Sales**  
01245 250 222  
**Lettings**  
01245 253 377  
**Mortgages**  
01245 253 370

Floor Plans



APPROX INTERNAL FLOOR AREA  
39 SQ M 424 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
87 SQ M 942 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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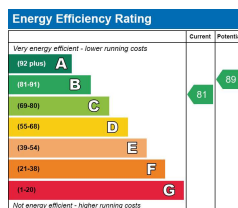
APPROX INTERNAL FLOOR AREA  
48 SQ M 518 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
87 SQ M 942 SQ FT  
This plan is for layout guidance only and is  
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Features

- Complete onward chain
- Ground floor cloakroom
- Close to sought after schools
- Corner plot
- Convenient road links to the A12 & A120
- Local shops and stores near by
- Fitted kitchen
- Gas fired central heating by radiators
- On a bus route to the City centre
- Garage & driveway

EPC Rating



The Nitty Gritty

Tenure: Freehold

Band C is the Council Tax band for this property and the annual council tax bill is £2,000.16

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.

