



Oatlands Southend Road, Chelmsford , Essex CM2 7AD  
£825,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

BEAUTIFULLY PRESENTED FAMILY HOME, READY FOR YOU TO SIT BACK AND ENJOY.....This charming detached house located in the picturesque village of Howe Green, Chelmsford. The property boasts three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. Offering four bedrooms and three bathrooms, there is ample space for everyone to have their own sanctuary within this lovely home. The non estate location of this house provides privacy and a sense of exclusivity, allowing you to enjoy your own piece of tranquillity. Situated in a desirable location, this property offers the perfect blend of village life with easy access to the amenities of Chelmsford. Whether you're looking to unwind in the peaceful surroundings of Howe Green or explore the vibrant city life, this house provides the best of both worlds. Energy rating C

#### FIRST FLOOR

Master bedroom 19'2 x 19'1 mx (5.84m x 5.82m mx)

En Suite 7'9 x 7'4 (2.36m x 2.24m)

Bedroom Two 15'5 x 11'4 (4.70m x 3.45m)

Bedroom Three 14'2 x 10'9 (4.32m x 3.28m)

Bedroom Four 15'7 x 8'6 (4.75m x 2.59m)

Family Bathroom 15'6 x 6'3 (4.72m x 1.91m)

Landing

#### GROUND FLOOR

L Shaped Entrance Hall 28'2 x 15'3 mx (8.59m x 4.65m mx)

Dining Room 11'3 x 10'11 (3.43m x 3.33m)

L Shaped Lounge 25'8 x 19'5 mx (7.82m x 5.92m mx)

Kitchen Family Room 28'0 x 11'10 (8.53m x 3.61m)

Utility Room 12'0 x 5'11 (3.66m x 1.80m)

#### EXTERIOR

Driveway

Garage 14'1 x 11'7 (4.29m x 3.53m)

Enclosed Rear garden

#### Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

