

Total area: approx. 177.0 sq. metres (1904.9 sq. feet)

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**MAIN ROAD, FORD END, CHELMSFORD**

**£750,000**



## MAIN ROAD FORD END CHELMSFORD

A beautifully presented, four bedroom family home positioned at the heart of Ford End offering easy access to both the A120/M11 and Chelmsford. Viewing is highly recommended to fully appreciate the property on offer.

### Talbot House

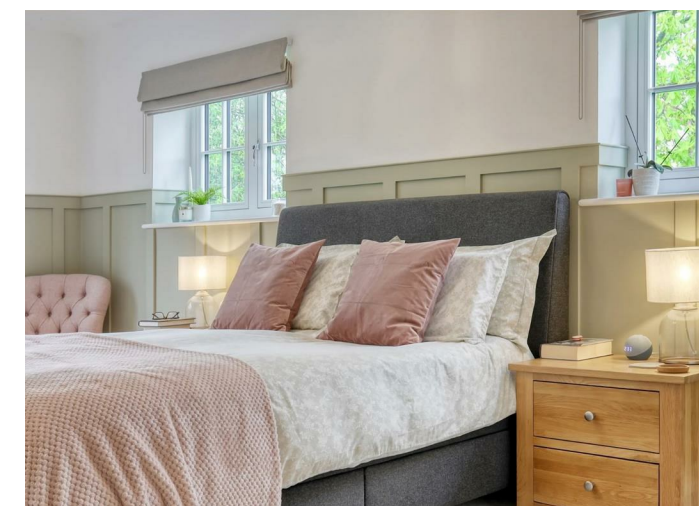
Boasting a mix of classic features and modern design, the ground floor offers a stunning bright and airy living room, modern fitted kitchen/family/dining room with bi-fold doors to the decked terrace, fitted utility room, tastefully decorated snug and family bathroom. The first floor doesn't disappoint with four well proportioned bedrooms with en-suite facilities to the principle bedroom and the family bathroom.

### Outside

The front boundary is enclosed by low level picket fencing with the driveway laid to shingle, the remainder of the frontage is enclosed established hedging and timber fencing, a timber gate grants access to the gardens.

The rear garden has been beautifully maintained by the current owners offering a selection of well stocked raised bedding. Immediately to the rear of the property is a large decked terrace allowing easy access to the kitchen/dining/family room as well as a Indian sandstone patio which leads to the covered BBQ and seating area. The remainder of the garden is laid to lawn. There is a further shingle area which house the LPG gas tank, and timber storage shed,





- Beautifully Presented Family Home
- Four Bedrooms
- Open Plan Kitchen/Dining/Family Room
- Two Reception Rooms
- Ample Driveway Parking
- Landscaped Gardens
- Easy Access To Both Chelmsford and the A120/M111
- Viewing Advised

**Useful Information**

Tax Band D - £217 PCM  
Essex & Suffolk water and sewage - £63.67 PCM  
Electricity - EON £94 PCM  
Internet - County Broadband £64.99 750mbps PCM  
LPG Tank - Approximately £2,000 a year  
EV Charging Point

**Porch**

**Living Room**  
18'6 x 16'4 (5.64m x 4.98m)

**Kitchen/Dining/Family Room**  
29'7 max x 19'8 (9.02m max x 5.99m)

**Bathroom**  
8'4 x 5'11 (2.54m x 1.80m)

**Snug**  
13'1 x 12'6 (3.99m x 3.81m)

**Utility Room**  
13'1 x 7'7 (3.99m x 2.31m)

**First Floor Landing**

**Principle Bedroom**  
18'4 x 12'6 (5.59m x 3.81m)

**En-suite**  
8'9 x 3'11 (2.67m x 1.19m)

**Bedroom Two**  
12'6 x 9'10 (3.81m x 3.00m)

**Bedroom Three**  
12'6 x 8'2 (3.81m x 2.49m)

**Bedroom Four**  
11'10 x 8'10 (3.61m x 2.69m)

**Bathroom**  
8'7 x 7'8 (2.62m x 2.34m)



