

# HOME



**Chelmsford**  
**£600,000**  
**4-bed end terraced house**

## Byron View

This wonderfully bright and light townhouse is set within a small private and secure gated development constructed circa 2018. On the ground floor there is a contemporary kitchen which opens into a dining/family area with direct access to the garden. On the first floor, the dual-aspect lounge is light and spacious, with pleasant views towards the River Chelmer ideal for relaxing at the end of the day. The main bedroom suite is well-designed, again being dual-aspect and has a dressing area leading to its own en-suite shower room offering a comfortable and private retreat. Outside, the property benefits from a tandem-length garage and an additional parking space. The gated setting provides added peace of mind, making this an excellent choice for those looking for a modern home in a secure environment.

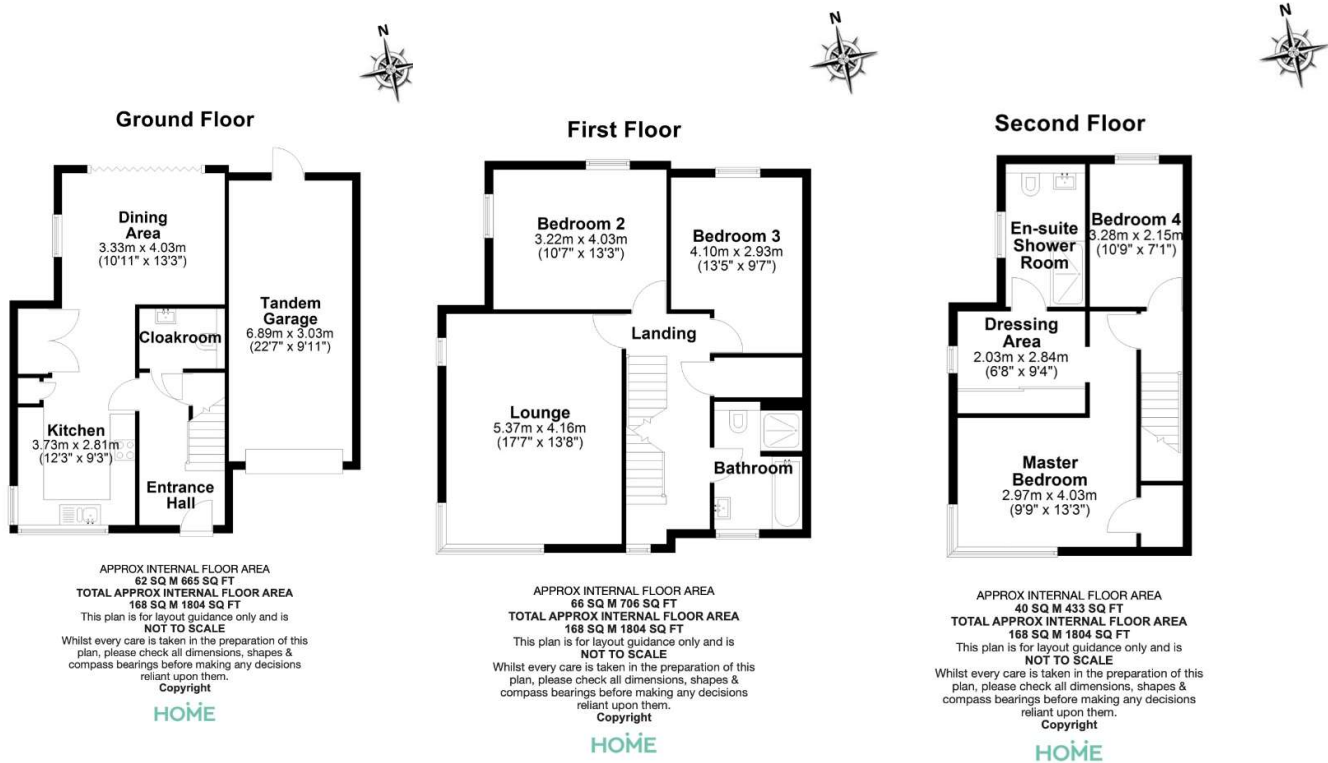
Byron View is located just 0.9 mile walk of the City centre and railway station which has a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes. The High Street has a wide range of places to shop, eat, drink and socialise as well as some wonderful parks and outside spaces. The property also benefits from good access to the A12 & A130.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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

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

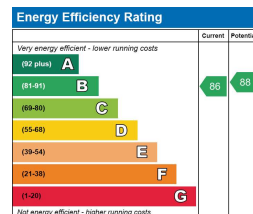
## Floor Plans



## Features

- Set within a small modern gated development
- Set over three floors
- Open plan kitchen/dining/family space
- Dual aspect lounge
- Master bedroom suite
- Walking distance of the High Street & railway station
- Trains to London Stratford from 31 mins & Liverpool Street from 36 mins
- River walks along The Chelmer virtually on your door-step
- Tandem length garage
- Must be viewed!

## EPC Rating



## The Nitty Gritty

Tenure: Freehold

Estate Service Charge: Service charge & reserve fund from 01.10.2024 - 30.09.2025 was £490.55 payable to East Block Group. We are awaiting confirmation of this years amount.

Band F is the council tax band for this property with an annual amount of £3,131.31.

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 £36 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

