

# HOME



**Beaulieu**  
**£699,995**  
**4-bed town house**

## Smith Crescent

This Cedar design home is situated within the sought after Beaulieu area of Chelmsford on the outskirts of the City centre with a good access network in to the City centre via a frequent bus and nearby park and ride bus service. This brand new family home is now ready to view and reserve and available for a summer move in. Inside, there are 3 principle reception rooms, 4 double bedrooms and 3 bath/shower rooms. Outside, there is parking for 2 vehicles and an enclosed garden.

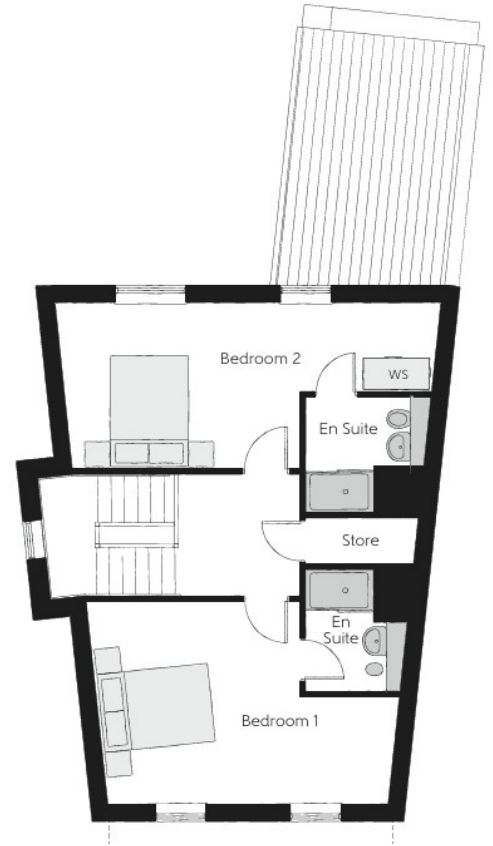
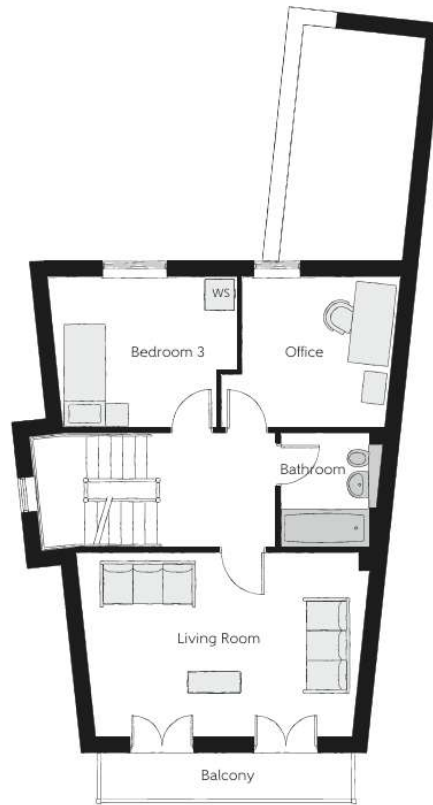
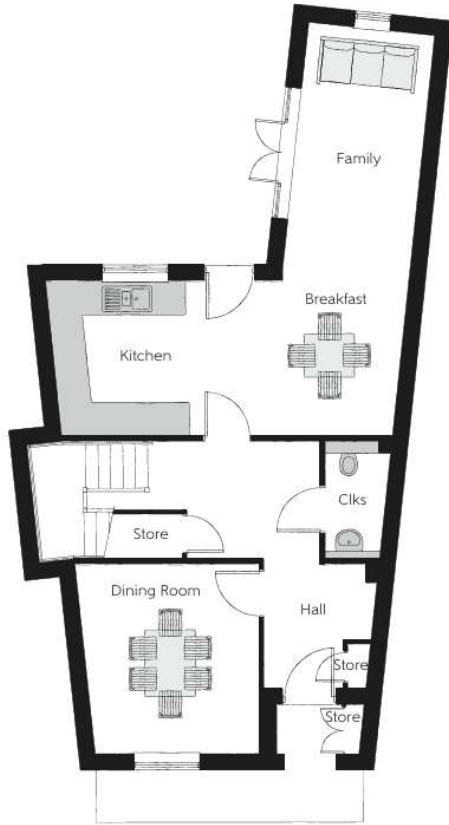
Beaulieu is well positioned to the local amenities and transportation links including the long awaited new railway station due to be operational next year (2025). The City centre is just a short drive away, offering a superb range of shops, restaurants, and leisure facilities. Beaulieu itself is also home to an 'All Through' School, catering for children from Primary all the way to Sixth Form.

**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

- Summer move in
- Last remaining Cedar designs
- Ready to view & reserve
- Three/four double bedrooms
- Bright & airy reception rooms
- Spacious open plan kitchen/family room
- Parking for two
- Walking distance of Beaulieu Station
- Set in acres of public open space with cycle & footpaths
- On a bus route to the City centre & railway station
- Incentives available

### EPC Rating

T.B.C

Tenure: Freehold

Management & Estate charge £242 per annum.

Council Tax: We are awaiting confirmation of the Council Tax banding for this property due to it being a new build.

### The Nitty Gritty

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.

