



TOTAL APPROX. FLOOR  
AREA: 1410 SQ. FT.

**DANIEL BREWER**  
Bringing People and Property Together

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The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.



#### Disclaimer

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and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**PARSONAGE LANE, HOWE STREET, CHELMSFORD**

**OFFERS OVER £600,000**



**PARSONAGE LANE  
HOWE STREET  
CHELMSFORD**

Daniel Brewer are pleased to market this spacious three bedroom detached family home located down a quiet lane on the outskirts of Chelmsford. In brief the accommodation comprises:- entrance hall, living room, study/playroom, cloakroom, dining room, kitchen and a garden room. On the first floor there are three bedrooms, en-suite facilities to the principal bedroom and a family bathroom. Externally the property benefits from a single garage, driveway parking for three vehicles and a well maintained garden backing onto a park and fields.

Howe Street is a quiet hamlet of c100 houses with easy access to open countryside, ideal for dog walkers and perfect for walking, running, cycling, birdwatching etc. It is also home to the award-winning Galvin Green Man pub/restaurant. It falls within the catchment area for top-ranked grammar schools King Edward VI Grammar School, Chelmsford (KEGS) and Chelmsford County High School for Girls (CCHS). Chelmer Valley High School is also close by, with a school bus service for Howe Street children, and award-winning Felsted School is under 5 miles away. Great Waltham, a former Essex Village of the Year, is just a 10-minute walk and boasts a village shop and Post Office, church, village hall, pubs, café etc. Great Waltham C of E Primary School is rated as a Good Provider by Ofsted and there is a play group. A good road network provides quick access to Broomfield Hospital, Chelmsford, Stansted and the A120/M11 etc. An hourly bus service goes from the top of Parsonage Lane and Howe Street is also served by the DigiGo bus.





- **Detached Family Home**
- **Three Double Bedrooms**
- **Kitchen & Separate Dining Room**
- **Living Room**
- **Study/Playroom**
- **En-Suite & Family Bathroom**
- **Garden Room**
- **Single Garage With Driveway Parking**
- **Un-overlooked Garden With Summerhouse**
- **Picturesque Hamlet Location With Countryside Views**

### Entrance Hall

13'1" x 5'6" (4.0m x 1.7m)  
 Frosted UPVC door to front aspect, frosted double glazed UPVC window to front aspect, stairs rising to first floor landing, under stairs storage space, coat storage cupboard, wall mounted radiator, laminated flooring, ceiling mounted light fixture, various power points. Doors to: WC, Study, Kitchen & Living Room.

### Study/Playroom

9'10" x 7'10" (3.0m x 2.4m)  
 Double glazed UPVC window to front aspect, electrical board/fuse box, wall mounted radiator. wood laminate flooring, ceiling mounted light fixture, various power points.

### WC

Low level WC, vanity wash hand basin with low level storage and mixer tap, wall mounted heated towel rail, splashback tiling, tiled flooring, inset spotlights, extractor fan.

### Living Room

16'0" x 12'1" (4.9m x 3.7m)  
 Double glazed UPVC windows to front & side aspects, log burner with slate hearth and timber lintel, wall mounted radiator, carpeted flooring, ceiling mounted light fixtures, various power points. sliding Door to: Dining Room.

### Dining Room

12'1" x 9'10" (3.7m x 3.0m)  
 Double glazed UPVC window to side aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Door to: Kitchen. Sliding double glazed UPVC doors to: Conservatory.

### Kitchen

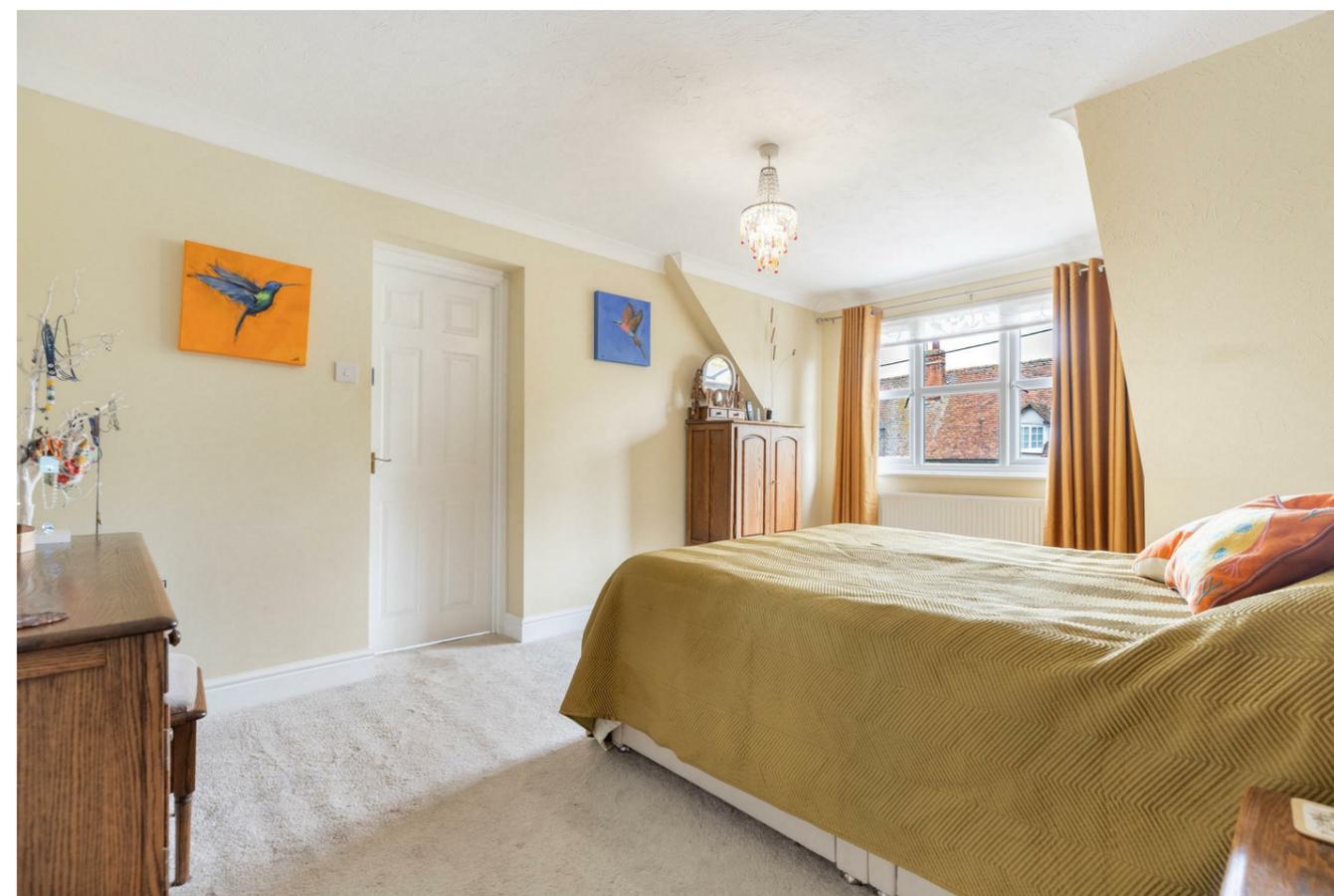
14'1" x 12'9" (4.3m x 3.9m)  
 Double glazed UPVC window to rear aspect, various base and eye level units with solid oak work surfaces over, access to pantry cupboard, inset ceramic sink with mixer tap and carved drainer unit, NEF five ring induction hob with glass splash-back, NEF double fan oven and grill, integrated washing machine, integrated dishwasher, integrated fridge freezer, shelving units, wall mounted radiator, tiled flooring, inset spotlights, various power points. UPVC windowed door to: garden room.

### Garden Room

14'9" x 9'2" (4.5m x 2.8m)  
 Double glazed UPVC windows to various aspects, double glazed UPVC French doors to side aspect, various power points, electric wall mounted radiator, tiled flooring, ceiling mounted light fixture.

### First Floor Landing

19'8" x 2'11" (6.0m x 0.9m)  
 Double glazed timber Velux window to rear aspect, carpeted stairway





with post and rail timber bannister, access to airing cupboard with hot water cylinder, access to loft, carpeted flooring, ceiling mounted light fixture, various power points. Doors to: Bedrooms, Family Bathroom

### Principal Bedroom

15'1" x 10'9" (4.6m x 3.3m)  
Double glazed UPVC window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Door to: En-Suite.

### En-Suite

Velux double glazed timber window to rear aspect, three-piece suite, low level WC, vanity wash hand basin with low level storage and mixer tap, wall mounted heated towel rail, tile enclosed shower with rainfall head and glass door, electric underfloor heating, tiled floors, partially tiled walls, inset spotlights.

### Bedroom Two

12'5" x 12'1" (3.8m x 3.7m)  
Double glazed UPVC window to front aspect, inbuilt range of wardrobes, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

### Bedroom Three

12'5" x 11'5" (3.8m x 3.5m)  
Double glazed UPVC window to rear aspect, inbuilt range of wardrobes, carpeted flooring, ceiling mounted light fixture, various power points.

### Family Bathroom

Double glazed frosted UPVC window to rear aspect, four-piece suite, low level WC, oval free-standing bath with wall mounted mixer tap, vanity wash hand basin with low level storage and mixer tap, corner tile enclosed shower with inset shelf and sliding glass doors, wall mounted heated towel rail, tiled flooring, tiled walls, inset spotlights, electric underfloor heating.

### Gardens

This well-kept rear garden offers a good-sized lawn bordered by established planting, providing both privacy and greenery. A paved seating area is set among the flowerbeds, creating a pleasant space to sit and enjoy the surroundings. A mature wisteria adds seasonal interest near the conservatory, while a timber summerhouse to one side provides useful additional space for hobbies, relaxing, and storage. Overall, the garden is neatly presented and easy to maintain, with a variety of plants and shrubs adding year-round appeal.

### Single Garage & Parking

Single garage and block paved driveway parking for three vehicles.

### Additional Information

Freehold, gigaclear fibre to the premises internet, external oil boiler, boarded loft.

