

Barlows Reach, Chelmsford, CM2 6QA

Price £575,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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Guide price £575,000-£585,000

Situated in one of the premier turnings within Chelmer Village, this exceptional four bedroom residence occupies a substantially larger than average wrap around plot and is believed to have originally served as the developments show home.

The property benefits from a distinctive reverse plan layout, thoughtfully designed to maximise natural light and take full advantage of the surrounding views. The ground floor provides four well proportioned double bedrooms, including a principal bedroom with its own private en suite, together with a stylishly refitted family bathroom. The versatile arrangement creates excellent separation between the bedrooms and living accommodation, making the property particularly well suited to modern family life, multi generational living or those looking for the flexibility of independent accommodation.

Moving upstairs the main reception areas provide an impressive and light filled environment, with the elevated position allowing the living spaces to make the most of the outlook. The layout provides a natural separation between sleeping and living areas, while offering the flexibility required for both family living and entertaining.

The property is presented in turn key condition, meaning a new family can move in and enjoy the house from day one without the need for significant updating or refurbishment. The current owners have also re rendered the property on all elevations, adding further character and giving the home a smart and cohesive external appearance.







Agents Notes, Money Laundering & Referrals

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

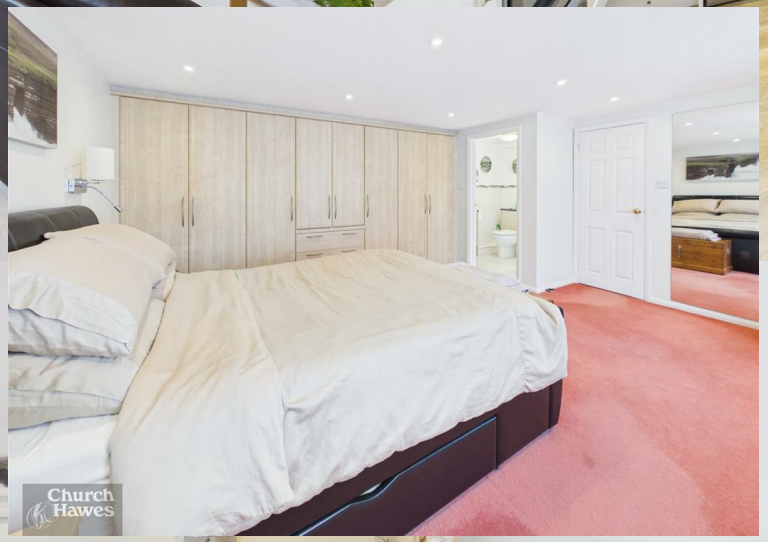
These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that 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.


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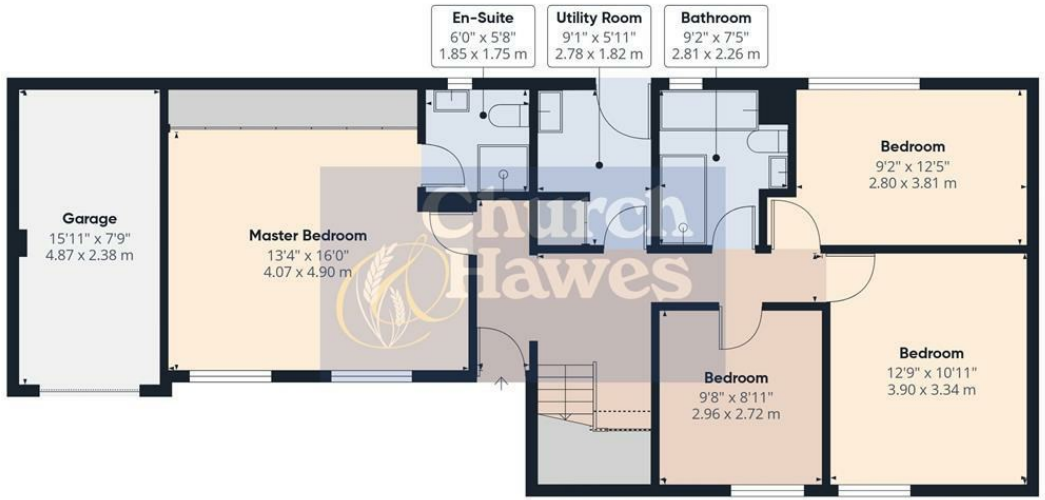



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Floor 0



Floor 1

Approximate total area(1)

1530 ft²

142.2 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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