



Beechenlea
£525,000
3-bed semi detached house

Benedict Drive

Situated in a popular residential location, this extended and refurbished three bedroom semi detached property offers spacious and versatile accommodation, making it an ideal home for families and those seeking additional space to work from home. The property boasts a spacious lounge, providing a comfortable setting for relaxing and entertaining, alongside a fantastic, fitted kitchen/diner which forms the heart of the home with underfloor heating and quartz work surfaces. The kitchen features a range of integrated appliances and a central island unit, creating a stylish and practical space for everyday living and social occasions. Further ground floor benefits include a separate utility room also with quartz work surfaces and a convenient cloakroom. There is Herringbone LVT to all of the ground floor.

Upstairs, the property offers three well proportioned bedrooms, complemented by a re-fitted family bathroom finished to a modern standard. Externally, the property continues to impress with a beautifully landscaped south facing rear garden extending to approximately 57', providing an attractive outdoor space for entertaining. The garden also benefits from a dedicated home office with Wi-Fi, ideal for remote working or studying. To the front, a driveway provides off-road parking for three vehicles.

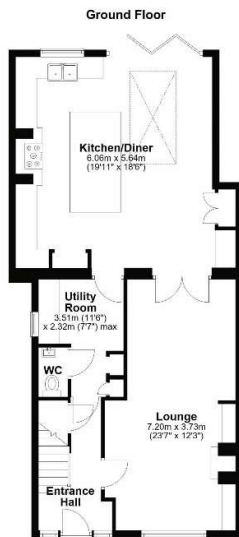
Beechenlea is positioned close to the City centre with its excellent range of shopping facilities, bars, restaurants and many other amenities. There is a pleasant Riverside walk through the park to the station and City centre as well as regular bus services. The property is well located for easy access to the A12, M25 and M11. Local shops including a Tesco extra are within walking distance. Outdoor enthusiasts can enjoy the beautiful parks and countryside surrounding Chelmsford, including the picturesque Chelmer and Blackwater Navigation waterway.

Chelmsford
11 Duke Street
Essex CM1 1HL

thehomepartnership.co.uk

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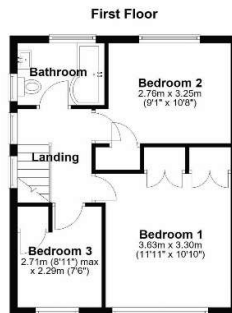
Floor Plans



APPROX INTERNAL FLOOR AREA
77 SQ M 833 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
(EXCLUDING OUTBUILDING)
118 SQ M 1266 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE
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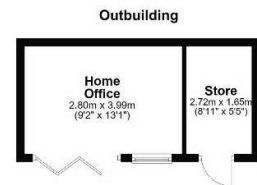
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APPROX INTERNAL FLOOR AREA
40 SQ M 433 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
(EXCLUDING OUTBUILDING)
118 SQ M 1266 SQ FT

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TOTAL APPROX INTERNAL FLOOR AREA
15 SQ M 167 SQ FT

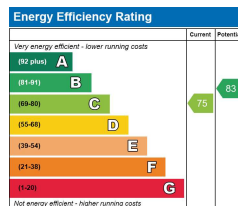
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Features

- Recently extended and refurbished
- Impressive kitchen/dining area
- Garden room/office
- Popular location
- Ground floor cloakroom
- Good size lounge
- Utility room
- Approx 1 mile to the station
- Trains to London Stratford from 31 minutes & Liverpool Street from 36 minutes
- Short stroll to Admirals park

EPC Rating



Tenure Freehold

Council Tax Band D is the council tax band for this property with an annual amount of £2,256.84.

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.

