



Lower Burnham Road, Chelmsford CM3 6HF  
£575,000

To view this property call  
01621 734300

**SJ WARREN**  
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## The accommodation comprises

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Show Home READY and available.

Brook Valley Mews — a boutique development of just five bespoke homes. More units coming  
This first property occupies an enviable position on the western fringe of Althorne, with panoramic, south-facing views across the Crouch Valley and River Crouch.

Set on a plot approaching one third of an acre, it combines generous outdoor space with exceptional parking: a private courtyard for 6+ vehicles plus a Polar Ice stone driveway for a further four. The fully turfed gardens are framed by porcelain patios front and back—ideal for morning coffee and sunset dining.

Inside, the specification is uncompromising. Underfloor heating runs throughout via an efficient air-source heat pump. Vaulted ceilings and parquet flooring bring warmth and drama to the living spaces, while bedrooms are finished with soft carpets for comfort and quiet.

The kitchen is equally impressive, with granite worktops and a full granite splashback, and a suite of integrated appliances: induction hob, double oven, full-length fridge and full-length freezer, dishwasher and washer-dryer. Bathrooms are fully tiled and include a sleek tapless bath for a spa-like finish.

Crafted with high-quality fixtures and fittings throughout, this is a rare opportunity to secure a home with some of Essex's most arresting views.



**Consumer Protection from Unfair Trading Regulations 2008.**

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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