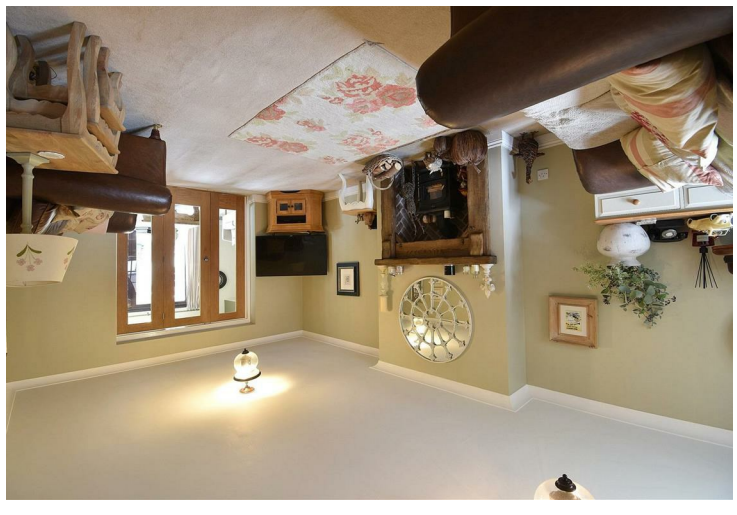
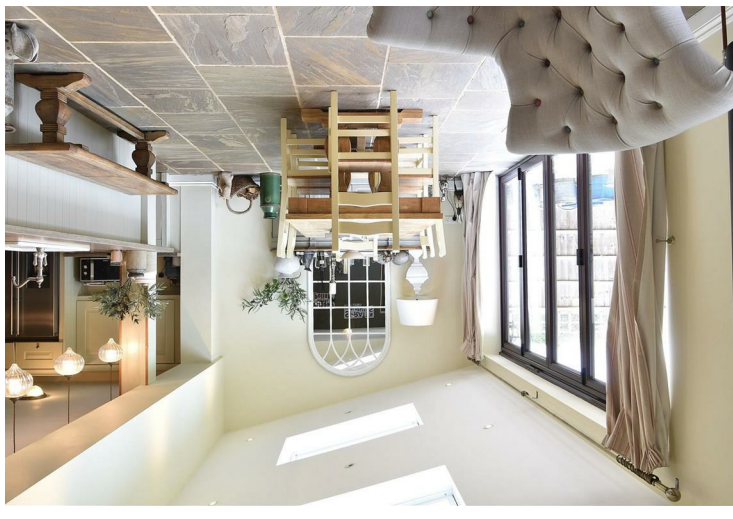



12 Pollards Green, Chelmsford , CM2 6UH

£700,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com
58 Main Road, Danbury, Essex, CM3 4NG
Tel: 01245 225853
danbury@churchandhawes.com

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

A well presented part double storey, part single storey extended family home situated in Pollards Green, Chelmer Village, conveniently positioned close to local amenities including shopping superstores and within a short drive or bus journey of Chelmsford city centre. The property offers four generous bedrooms, including a principal bedroom with ensuite and an impressive extended second bedroom measuring 21' in length. There is also a family bathroom, ground floor cloakroom, study, and a lounge with fireplace. Undoubtedly, the heart of the home is the open plan kitchen, family and dining room, a stunning space featuring two sets of bifold doors leading to the rear garden. Further benefits include a gym or multi purpose reception room, garage, driveway parking and a pleasant rear garden.

FIRST FLOOR

Landing

Bedroom One 12'11 x 11'11 (3.94m x 3.63m)

Ensuite Shower Room

Bedroom Two 21'5 x 10'5 (6.53m x 3.18m)

Bedroom Three 11'10 x 8'10 (3.61m x 2.69m)

Bedroom Four 8'3 x 7'1 (2.51m x 2.16m)

Bathroom 7'1 x 6'6 (2.16m x 1.98m)

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge 19'4 x 11'7 (5.89m x 3.53m)

Study 10'2 x 9'10 (3.10m x 3.00m)

Kitchen 16'5 x 8'8 (5.00m x 2.64m)

Dining/Family Room 28'6 x 9'10 (8.69m x 3.00m)

Gym/Multi Purpose Reception Room 15'8 x 8'3 (4.78m x 2.51m)

EXTERIOR

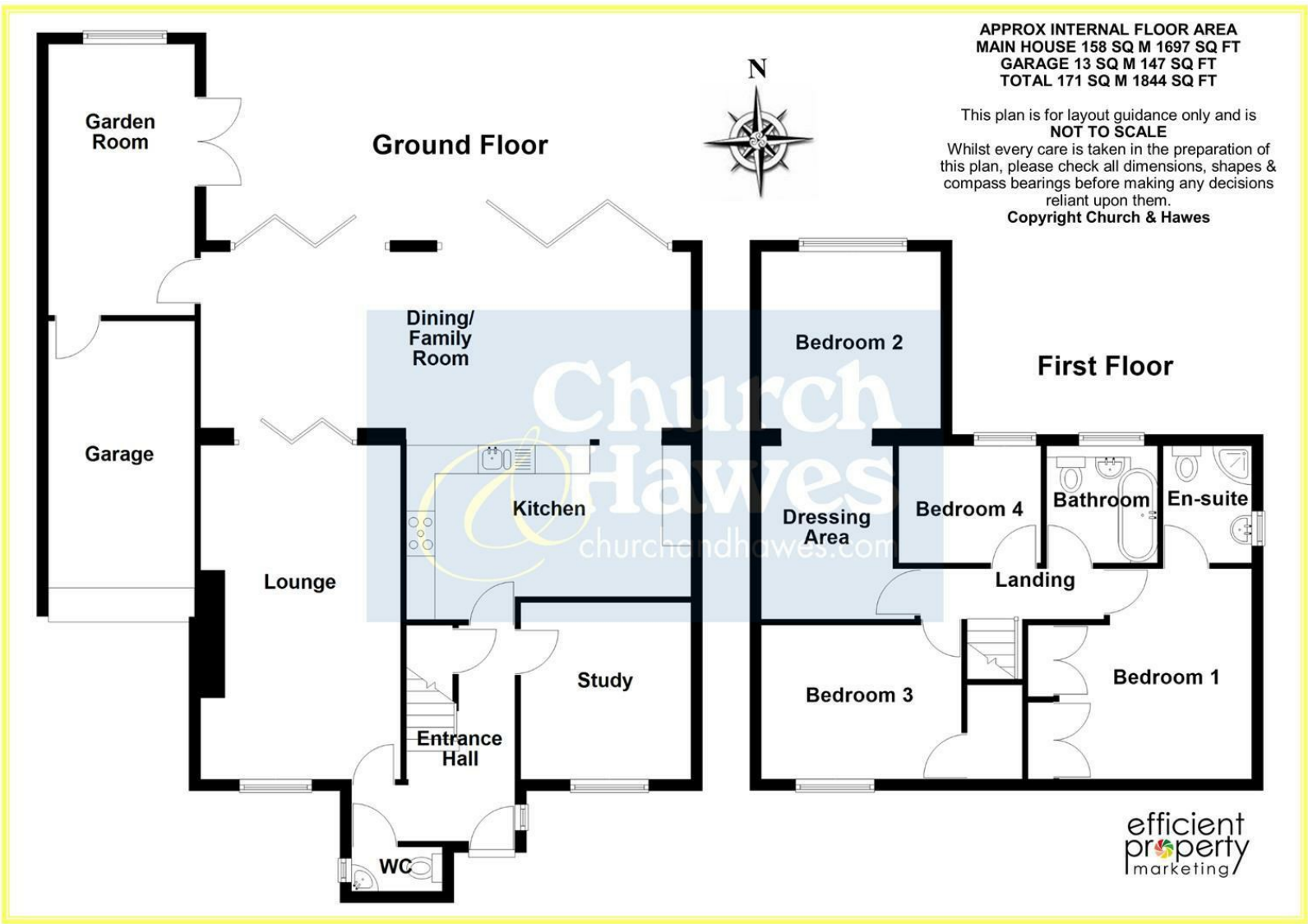
Garage 16'7 x 9'2 (5.05m x 2.79m)

Rear Garden

Front/Driveway

Agents Notes, Money Laundering & Referrals

AGENTS NOTE: 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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

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.