

# HOME



**Chelmer Village**  
**£560,000**  
**4-bed detached house**

**Pollards Green**

This stunning detached house offers extended accommodation perfect for a growing family and is ideal for those looking for spacious living. The accommodation comprises a welcoming entrance hall with ground floor cloakroom, open plan kitchen/diner, good size dual aspect lounge, study and conservatory. Upstairs, there are four bedrooms with an en-suite to the master bedroom. Outside, the rear the garden is laid to lawn with a patio area and ornamental pond. In addition there is a driveway and garage.

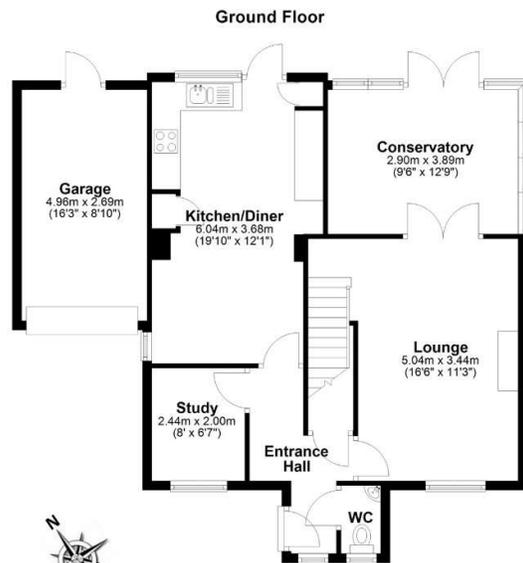
Conveniently located in this sought after location, close to Chelmer village square and popular schools, this property caters for all your daily needs. Chelmer Village is located on the outskirts of the City with a regular bus service to the Railway Station with trains to London Stratford from 31 minutes and Liverpool Street from 36 minutes. There are two sought after Primary Schools and two local restaurants/taverns situated near by as well as river walks along the river Chelmer towards Boreham, Little Baddow and beyond.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

**Sales**  
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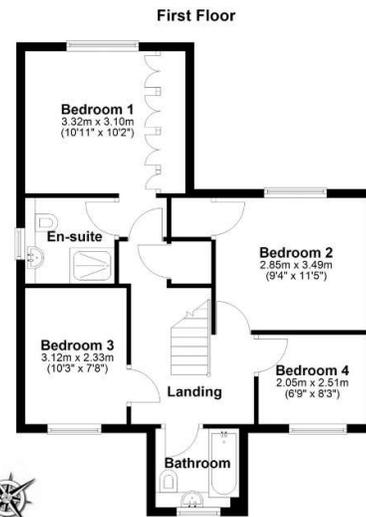
## Floor Plans



APPROX INTERNAL FLOOR AREA  
(EXCLUDING GARAGE)  
69 SQ M 748 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
126 SQ M 1360 SQ FT  
This plan is for layout guidance only and is  
**NOT TO SCALE**

Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.

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APPROX INTERNAL FLOOR AREA  
(EXCLUDING GARAGE)  
57 SQ M 612 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
126 SQ M 1360 SQ FT

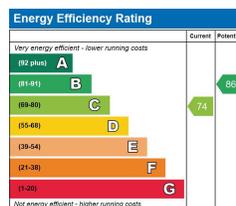
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### Features

- Extended accommodation
- Convenient for local village square and ASDA superstore
- Lovely riverside walks closeby
- Close to local pubs and restaurants
- Kitchen/diner
- Two reception rooms
- En-suite shower room
- Garage
- Ground floor cloakroom
- Close to a local retail park

### EPC Rating



### The Nitty Gritty

Tenure: Freehold

Council Tax: The Council tax for this property is band E with an annual amount of £2,726.68.

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

