

# HOME



**Beaulieu**  
**£674,995**  
**4-bed town house**

## Smith Crescent

Discover the final opportunity to own a beautifully designed Cedar townhouse by Bellway Homes, set within the highly sought-after Beaulieu Grange development in Beaulieu, Chelmsford.

Offering an impressive 1803 sqft of thoughtfully arranged accommodation, this exceptional home is ready to view and reserve now. Designed with modern living in mind, the property boasts four generous double bedrooms, two having ensembles and a selection of bright, airy reception spaces that create a welcoming and versatile environment for both relaxation and entertaining.

At the heart of the home lies a spacious open-plan kitchen and family room, perfect for everyday living and social gatherings, complemented by high-quality finishes and contemporary styling throughout.

Externally, the property benefits from parking for two vehicles and is surrounded by acres of beautifully maintained public open space, complete with scenic cycle and footpaths—ideal for an active lifestyle.

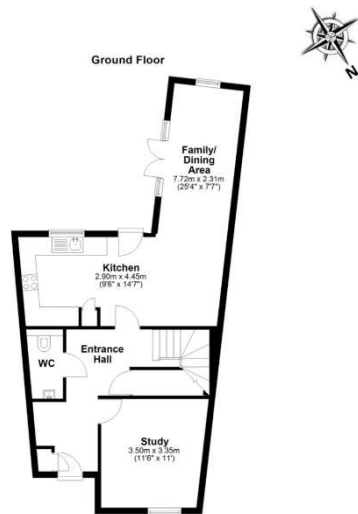
Perfectly positioned, the home is within walking distance of Beaulieu Station and conveniently located on a direct bus route to Chelmsford city centre and mainline railway station, making commuting effortless.

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

[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

**Sales**  
01245 250 222  
**Lettings**  
01245 253 377  
**Mortgages**  
01245 253 370

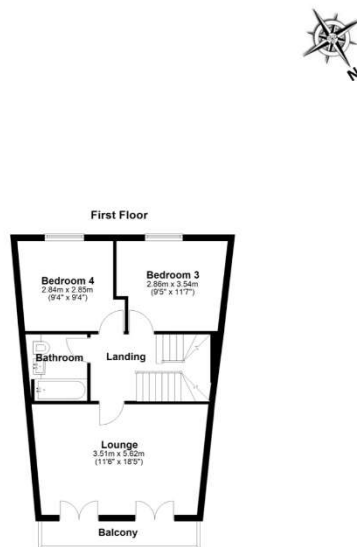
## Floor Plans



APPROX INTERNAL FLOOR AREA  
59 SQ M 637 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
161 SQ M 1725 SQ FT  
Excluding Balcony

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.

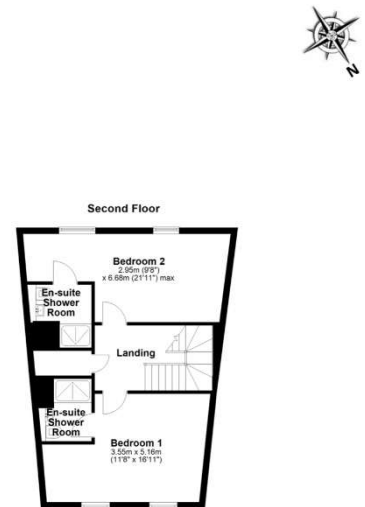
HOME



APPROX INTERNAL FLOOR AREA  
51 SQ M 544 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
161 SQ M 1725 SQ FT  
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## Features

- 1803 sqft of accommodation
- Last remaining Cedar townhouse
- Ready to view & reserve
- Four double bedrooms
- Bright & airy reception rooms
- Spacious open plan kitchen/family room
- Parking for two
- Walking distance of Beaulieu Station
- Set in acres of public open space with cycle & footpaths
- On a bus route to the City centre & railway station
- Incentives available

## EPC Rating

T.B.C

Tenure: Freehold

Management & Estate charge £451 per annum.

Agents Note: The square footage stated is based on measurements provided by the developer.

Council Tax: We are awaiting confirmation of the Council Tax banding for this property due to it being a new build.

## 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.

