

Property details approval form

35 Henry Road, Chelmsford, Essex, England, CM1 1RG

Date: 24 May 2026

Property Ref and Version: CHL309057 - 0001

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in excess of £450,000

Tenure: Freehold

○ Key Features

> Energy Rating: D

○ Short Description

Welcome to Henry Road. walking distance to station and town centre, local shops, restaurants and leisure centre. But what is most special is this stunning 3 bedroom early 1900s terraced property, full of character, with off street parking for 2 cars. This is the most exquisite house on the street.

○ Long Description

Walking through the front door takes your breath away instantly. Modernity meets period features before you even walk around your new home. The tiling, radiators, the decor all flow throughout this home that has been sympathetically and lovingly designed. Walking through to the open plan living, dining and kitchen area does not disappoint. From the bay window to the patio doors, light just flows through. The high ceilings, lighting and neutral tones throughout create a calming atmosphere and timeless aesthetic for either relaxing in the front room by the window, entertaining in the dining area and finally a kitchen to die for.

The sleek designer kitchen with cleverly integrated appliances creates a minimalist look while maximising storage and workspace. Perfect for both everyday use and entertaining which then leads out on to the landscaped private garden that captures the sun all day long.

Moving on upstairs is where dreams are made of. The master bedroom is a large sophisticated double that echoes the original features downstairs with a freestanding wardrobe, chest of drawers and large double bed. Comfort speaks volumes in this room. The second bedroom mirrors the master for space and bedroom furniture and the third can be used as office space or child's bedroom. And finally the bathroom. The freestanding bath, the separate shower and more period fixtures make this a wonderful relaxation area at the end of a the day. What's not to love about your new home?

○ Directions

○ Agents Note

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○ Room Description

Open Plan Living

22' 11" x 17' 11" (6.99m x 5.46m)

Bedroom 1

11' 10" x 10' 8" (3.61m x 3.25m)

Bedroom 2

10' 8" x 10' 4" (3.25m x 3.15m)

Bedroom 3

7' 5" x 7' 4" (2.26m x 2.24m)

Bathroom

6' 7" x 6' 3" (2.01m x 1.91m)

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○ Property Images



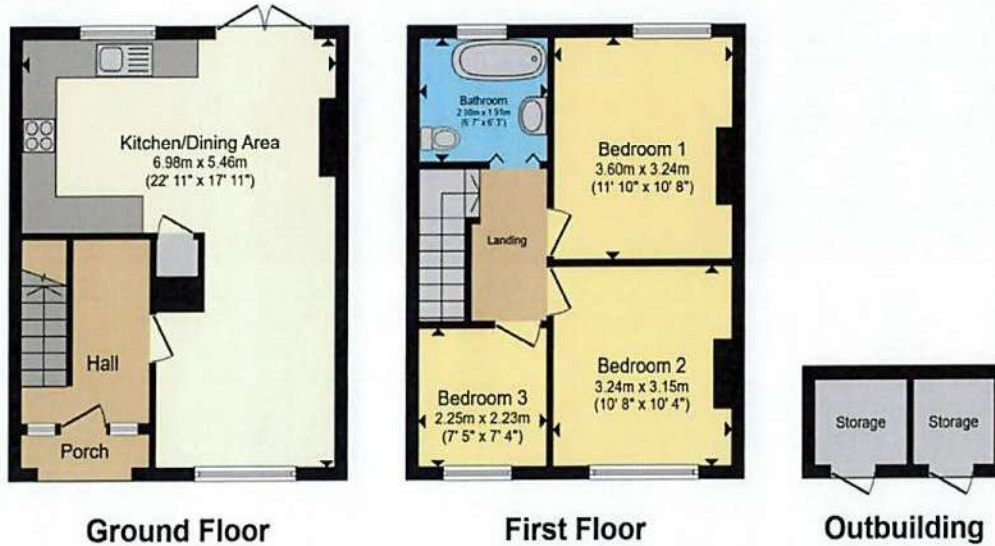
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○ Floor Plan



Total floor area 80.5 m² (866 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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○ Approval

	Signature	Date
Debby Black	<i>debby black</i>	24/5/26
Mrs T.M. Ocuneff	<i>J.m. Ocuneff</i>	24/5/26