



Lower Burnham Road, Chelmsford CM3 6HF
Guide price £525,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

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.

Kitchen/lounge
29'10" x 18'8"

Bedroom one
10'2" x 10'5"

Bedroom two
10'2" x 7'10"

Bathroom
6'6" x 8'2"



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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



Referrals

We work closely with a section of Trusted Local Solicitors/Conveyancers. This helps to provide for a smooth process from start to finish. Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

Lower Burnham Road, Chelmsford CM3 6HF
Guide price £525,000

To view this property call
01621 734300

S J WARREN
www.sjwarren.co.uk

