



Chelmsford
£585,000
3-bed semi detached house

Windley Tye

This beautifully presented, extended and improved semi-detached house is located in a quiet mews on the favoured west side of Chelmsford. The property boasts three bedrooms, two bathrooms, and a ground floor cloakroom. The open plan living/dining area is perfect for entertaining guests, and there is also a separate study for those who work from home. There is a separate re fitted kitchen which has a range of integrated appliances. The master bedroom features an en suite shower room, providing added convenience and privacy. The garage has been converted into a gym, providing a great space for staying active without leaving the comfort of your home. The property is situated in a quiet Mews location and to the front there is parking for two cars and an electric charging point. The overlooked rear garden commences with a full width patio area and then has steps up to an area of artificial lawn.

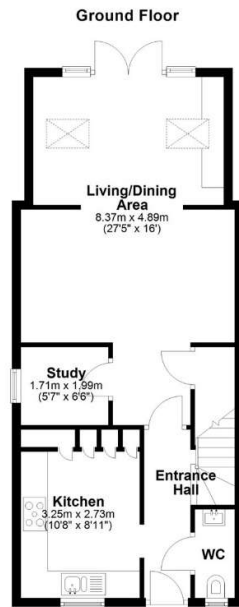
Being situated on the popular and convenient west side of the City just a short walk from Admirals Park which has river walks in to the City centre and to the neighbouring village of Writtle. The village of Writtle has a range of traditional public houses serving real ale and food, tea rooms and independent highly ranked restaurants on Trip Advisor. The City centre is approx one mile by foot and has a mainline station with trains to London Stratford and Liverpool Street. There is also a wide range of places to shop, eat, drink and socialise with various public open spaces with play areas.

Chelmsford
11 Duke Street
Essex CM1 1HL

thehomepartnership.co.uk

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

Floor Plans

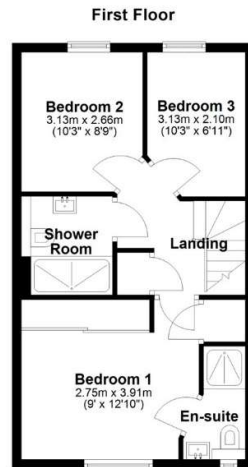


APPROX INTERNAL FLOOR AREA
56 SQ M 802 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
(EXCLUDING GYM)
99 SQ M 1064 SQ FT

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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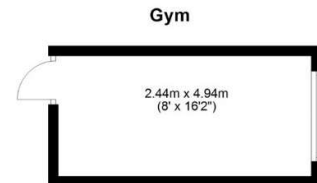


APPROX INTERNAL FLOOR AREA
43 SQ M 462 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
(EXCLUDING GYM)
99 SQ M 1064 SQ FT

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TOTAL APPROX INTERNAL FLOOR AREA
12 SQ M 129 SQ FT

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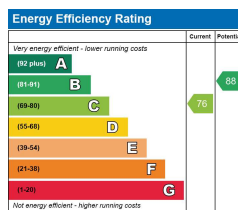
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Features

- Extended & improved
- Quiet mews location
- Favoured west side of the city
- Ground floor cloakroom
- Open plan living/dining area
- Study
- En suite shower room
- Garage converted to a Gym
- Close to Admirals Park with river walks
- Approx one mile walk to Chelmsford station

EPC Rating



The Nitty Gritty

Tenure: Freehold

The Council tax band for the property is
Band E with an annual amount of
£2,649.57

Agent Note: The garage has been
converted to a gym but can easily be
converted back if required.

Estate management service charge:
£168.64 every six months.

The Nitty Gritty (James Bond Edition)

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spent years cultivating a network of
top-tier specialists — the kind you'd
want on any mission. If we recommend
a professional, rest assured it's done in
good faith, with the objective of
ensuring your operation runs as
smoothly and discreetly as possible.

For full transparency, a small number of
these contacts (certainly not the
majority) may, on occasion, provide us
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choice, however, is entirely yours — you
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necessary Anti-Money Laundering
identity checks required to clear you
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is non-refundable.

