





# Cluaran House Southend Road

Howe Green, Chelmsford

This exceptional five-bedroom family home has been meticulously designed to combine modern style with practicality.

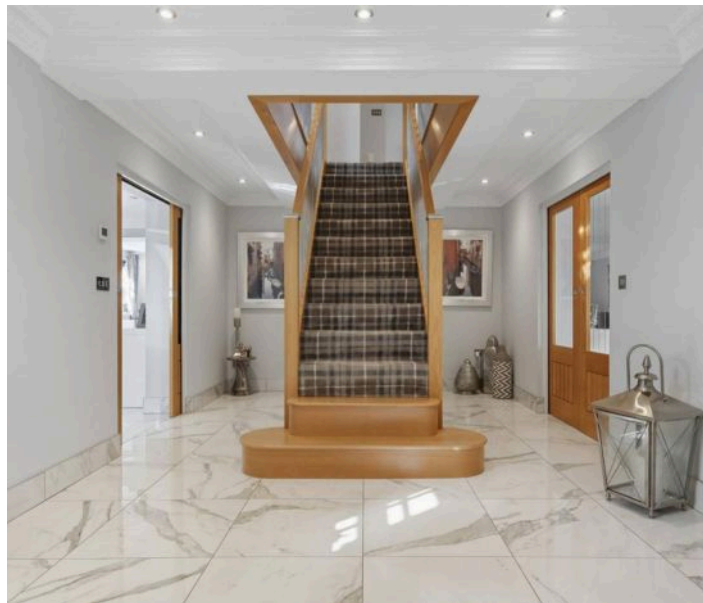
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Over 3,300 sq ft of contemporary living space across three floors
- Five versatile bedrooms, including principal suite with Juliet balcony
- 417 sq ft leisure outbuilding with kitchen/bar, ideal for entertaining
- Stunning open-plan ground floor with bespoke kitchen and bi-fold doors
- Westerly-facing rear garden with Indian sandstone terrace and double garage







## Cluaran House Southend Road

Howe Green, Chelmsford

This exceptional five-bedroom family home has been meticulously designed to combine modern style with practicality. Offering over 3,300 sq ft of flexible living space, the property benefits from an NHBC warranty until 2027 and features light-filled, open-plan interiors with high-quality finishes throughout. The striking reception hall and oak staircase lead into a beautifully configured ground floor, perfect for both relaxed family living and entertaining.

The ground floor features a welcoming reception hall with oak staircase and an expansive open-plan living space divided into two lounges, a dining area, and breakfast nook. The bespoke kitchen is equipped with premium integrated appliances and a central island, while bi-fold doors connect the interiors seamlessly with the rear garden. A large utility room and cloakroom complete the practical layout.

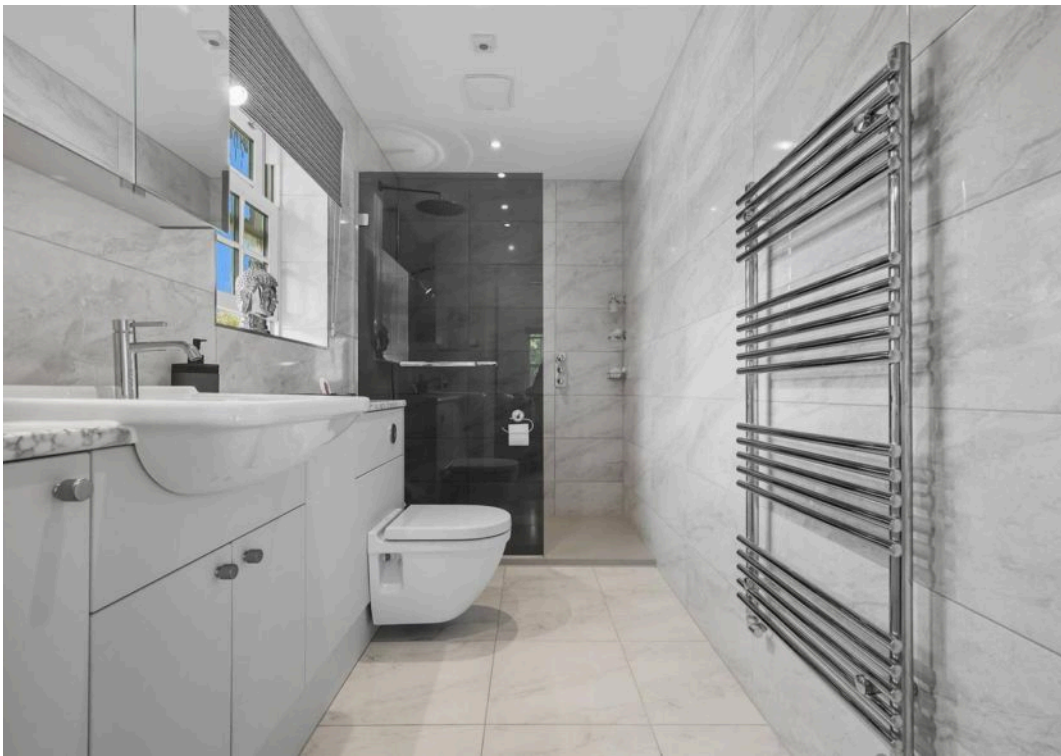
Upstairs, a galleried landing provides access to four generous bedrooms, including a principal suite with Juliet balcony, fitted wardrobes, and en-suite shower. A second double bedroom also enjoys an en-suite, with the remaining two bedrooms served by a family bathroom. The top floor offers flexible space currently used as a home office and dressing area, with potential to create a fifth bedroom and separate WC. The home sits on a 0.32-acre plot STLS with a westerly-facing garden, double garage, and driveway for six-plus vehicles. The leisure outbuilding provides 417 sq ft of versatile space

















## Clauran House

Approx. Gross Internal Area  
Main House 325.8 Sq M (3506.8 Sq Ft)  
Outbuilding 58.3 Sq M (627.5 Sq Ft)  
Total 384.1 Sq M (4134.4 Sq Ft)

### Ground Floor

Approx. 178.8 sq. metres (1924.8 sq. feet)



### First Floor

Approx. 93.9 sq. metres (1010.6 sq. feet)



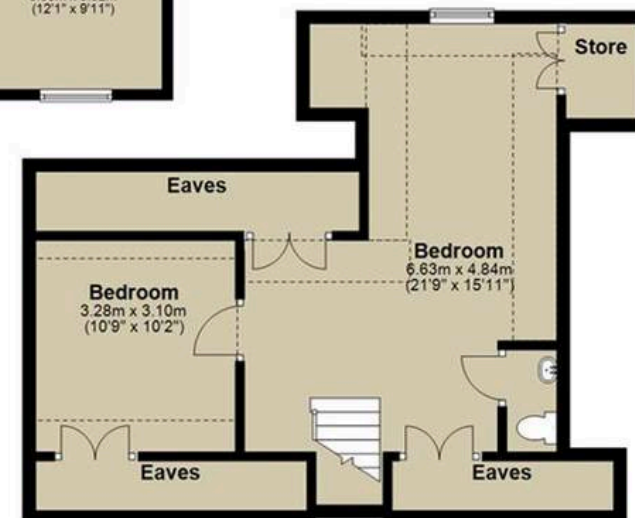
### Outbuilding

Approx. 16.1 sq. metres (173.5 sq. feet)



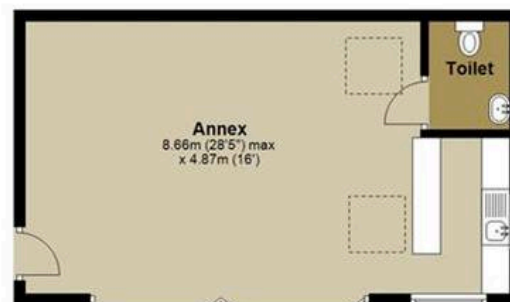
### Second Floor

Approx. 53.1 sq. metres (571.4 sq. feet)



### Outbuilding

Approx. 42.2 sq. metres (454.2 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

## About Us

Walkers | People & Property is built on a lifelong family passion for homes. Martin, Gillian and Adam Walker lead a respected, professional team who live and breathe all aspects of property. With over 30 years of experience, we understand the moving process on a personal level and are committed to delivering exceptional results. Most of all, helping people move is our hobby, and handing over the keys to excited buyers remains our favourite moment.

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People & Property

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