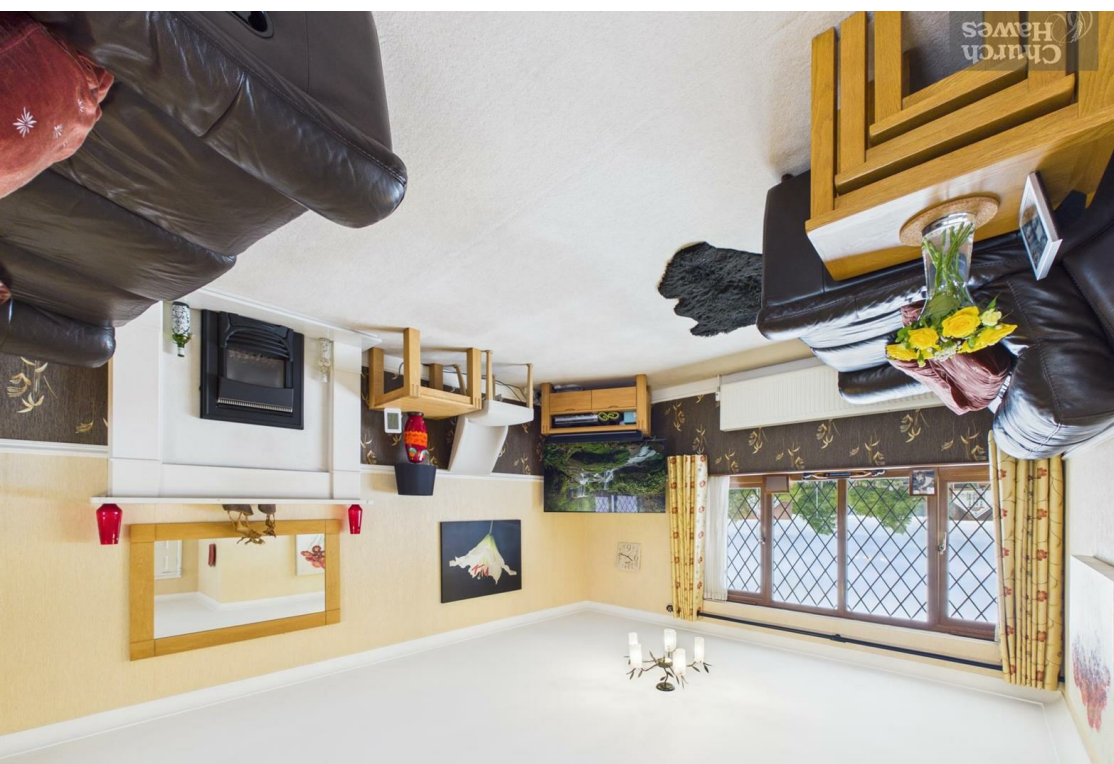
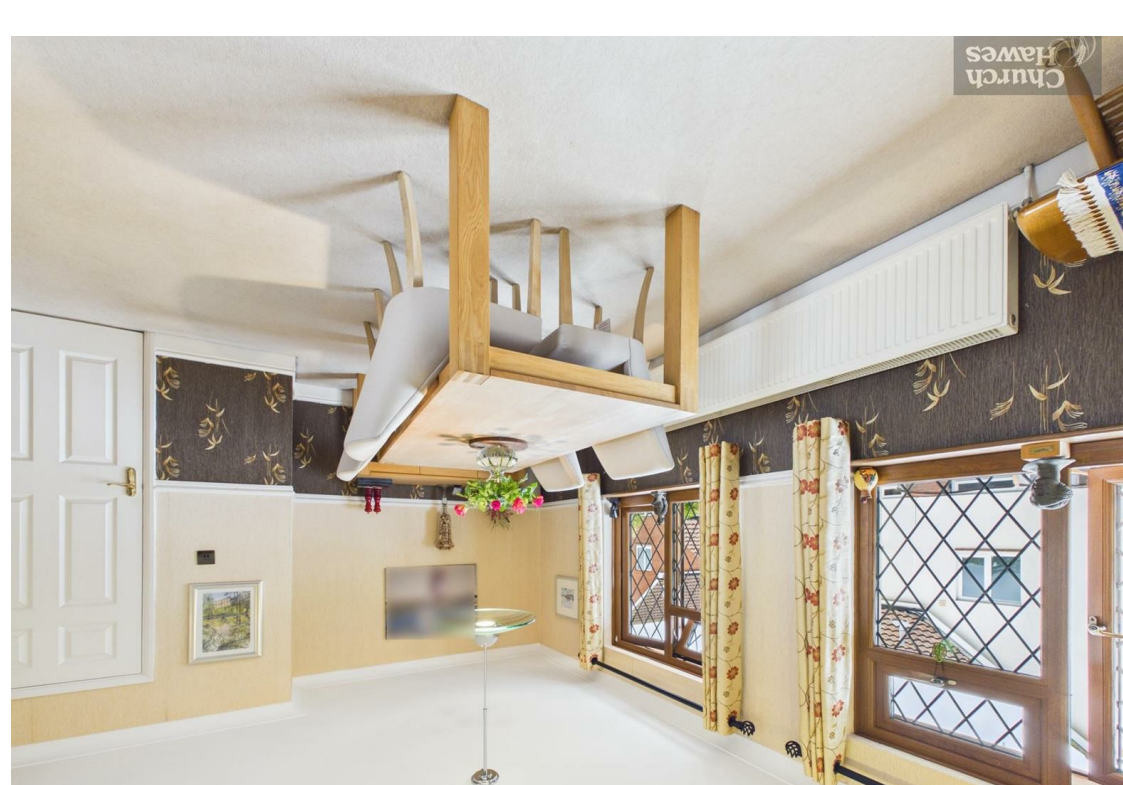




2 Barlows Reach, Chelmsford , CM2 6QA
Price £600,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

Guide price £600,000-£625,000

Situated in one of the premier turnings within Chelmer Village, this exceptional four bedroom residence occupies a substantially larger than average wrap around plot and is believed to have originally served as the developments show home.

The property benefits from a distinctive reverse plan layout, thoughtfully designed to maximise natural light and take full advantage of the surrounding views. The ground floor provides four well proportioned double bedrooms, including a principal bedroom with its own private en suite, together with a stylishly refitted family bathroom. The versatile arrangement creates excellent separation between the bedrooms and living accommodation, making the property particularly well suited to modern family life, multi generational living or those looking for the flexibility of independent accommodation.

Agents Notes, Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that 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.

