FLOORPLAN

1ST FLOOR
APPROX. FLOOR
AREA 473 SQ.FT.
(44.0 SQ.M.)
TOTAL APPROX. FLOOR AREA 969 SQ.FT. (90.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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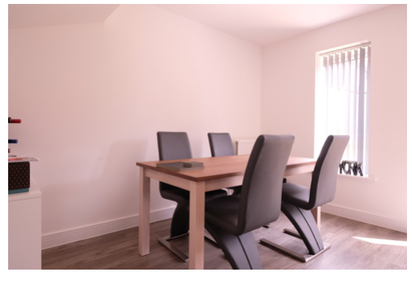
bond Residential

Brassie Wood, Chelmsford, Essex, CM3 3FQ



bond Residential
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The Property Ombudsman

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008.
Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.

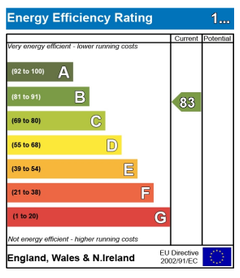
Energy Efficiency Rating B

1 3 2

Offers In Excess Of £440,000

Brassie Wood, Chelmsford, Essex, CM3 3FQ

£440,000



Bond Residential are delighted to offer for sale this link detached family residence situated on the new Channels development built by Bellway Homes.

The property offers an entrance hall, ground floor cloakroom, lounge/diner with double glazed double doors overlooking and leading to the rear garden and fitted kitchen/breakfast room with built in oven, hob and fridge/freezer. To the first floor there are three bedrooms, master bedroom with fitted double wardrobe and en-suite shower room plus a family bathroom with modern white suite. Outside the property benefits from a block paved driveway which provides off road parking, garage and rear garden which is laid to lawn.

AREA GUIDE:

Channels is extremely popular with families and commuters due to its proximity to Chelmsford city centre, its transport links and access to exceptional schools. The development neighbours the new Beaulieu development and is within walking distance of a selection of children's play areas, Beaulieu shops which offers a selection of shops, cafes and takeaways. Chelmsford is renowned for its educational excellence, the property is situated within close proximity of the new Beaulieu primary and secondary schools, as well as being within 2.5 miles of Chelmsford's top performing grammar schools, there are also a selection of excellent private schools within the Chelmsford area, with New Hall school being within close proximity of the property. The Channels development is conveniently located within easy access of Essex Regiment Way, which provides a park and ride bus service into Chelmsford city centre and mainline station which provides a regular service to London Liverpool St with a journey time as fast as 40 minutes. Located to the North of Chelmsford the property is perfectly situated for great road links for those commuting by car to the A12, A120 and A130.

- **Modern Family Residence**
- **No Onward Chain**
- **Ground Floor Cloakroom**
- **Lounge/Diner**
- **Fitted Kitchen**
- **Three Bedrooms**
- **En-Suite Shower Room**
- **Family Bathroom**
- **Garage & Driveway**
- **See Agents Note Re Furniture**

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