



## 26 Meggy Tye, Chelmer Village, Chelmsford, Essex. CM2 6GA

CHELMER VILLAGE ESTATES ARE EXCITED TO BRING TO MARKET THIS THREE/FOUR BEDROOM COMPLETE FAMILY HOME IN THE HEART OF CHANCELLOR PARK. THIS HOME IS TO A HIGH STANDARD AND IN A QUIET LOCATION WITH AN OUTLOOK OF GREEN SPACE.



£550,000 Freehold

## PROPERTY DESCRIPTION

Welcome to this charming three/four-bedroom link-detached home in the desirable Chancellor Park. As you step through the front door, you're greeted by a spacious and inviting hall. On the ground floor, you'll find a convenient downstairs WC and a stunning lounge. Double Crittall doors lead into the lounge area, extended to a generous 16'11 x 13'7, which is bathed in natural light, creating a warm and welcoming atmosphere. The heart of the home is the ultra-modern kitchen/diner, measuring an impressive 25'11 x 18'0. This stylish space boasts state-of-the-art integrated appliances and a central island with ample storage, perfect for culinary enthusiasts.

The first floor offers three/four well-sized bedrooms, including a master double bedroom with an ensuite. The highlight is the bonus room, located above the double garage, measuring a remarkable 20'6 x 14'2. This spacious retreat has potential for an additional ensuite while still providing ample space for a comfortable double bedroom. The fourth bedroom, which leads to the master bedroom, can serve as a nursery, study, or office, offering flexible living arrangements. The third bedroom on the first floor is also a great size double bedroom.

Externally, the property features a private, well-maintained rear garden, ideal for summer evenings and entertaining guests. The expansive double garage offers versatile usage options, from parking to additional storage or a workshop. Additionally, there are two/three parking spaces directly in front of the property.

Positioned in the peaceful Chancellor Park, with minimal passing traffic and lush green spaces, this fantastic family home offers a perfect blend of comfort and convenience.

Call us today to arrange a viewing and appreciate all this property has to offer.

DOWNSTAIRS W/C:

LOUNGE: 16'11 X 13'7

KITCHEN/DINER: 25'11 X 18'0

ENTRANCE HALL:

BONUS BEDROOM: 20'6 X 14'2

BEDROOM FOUR: 11'2 X 9'9

BEDROOM THREE: 11'9 X 8'1

BATHROOM:

MASTER BEDROOM: 14'2 X 12'9

EN-SUITE:

LANDING:

DOUBLE GARAGE: 20'7 X 15'0

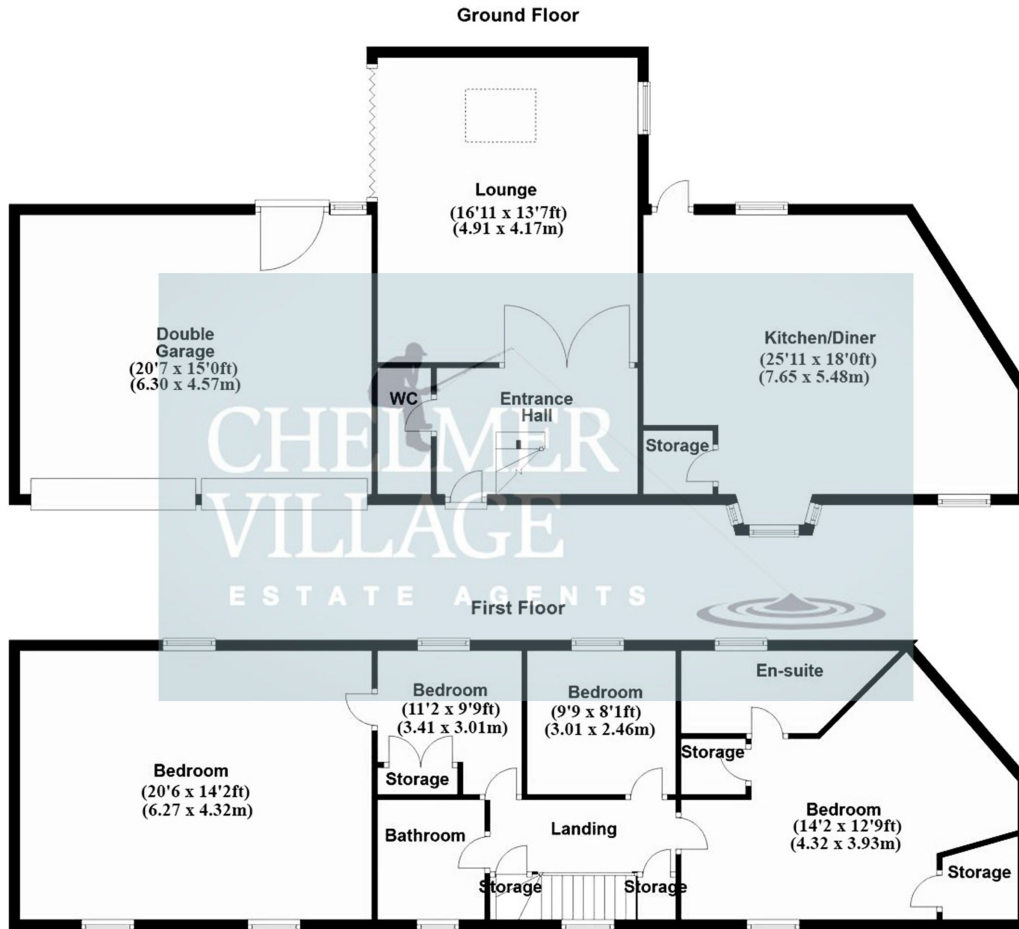


## ROOM DESCRIPTIONS

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# FLOORPLAN & EPC



**Total Sqm = 151.8 (1633.9 Sqft)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC

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