

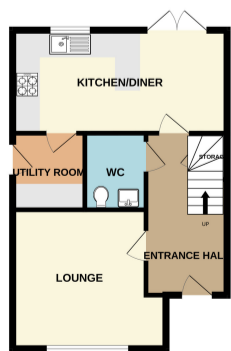
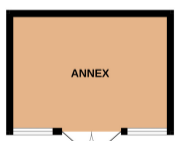


12 Foxglove Avenue, Chelmsford, Essex, CM1 4FW



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their functionality or efficiency can be given. Made with Hesigns C2024

£465,000 Freehold



Nestled in a quiet suburban enclave, this contemporary 3-bedroom semi-detached home offers modern living at its finest.

Just four years young, it exudes freshness and quality, backed by having a generous six-years remaining on the new build warranty.

Step into a light-filled interior adorned with sleek finishes. The heart of the home is a spacious kitchen/breakfast room perfect for gatherings.

Outside, a meticulously landscaped garden invites al fresco entertaining, while a detached annex serves as a versatile home office. With off-street parking for 2.5 cars, convenience reigns supreme. Ready to embrace its new owners, this property promises an effortless transition with a short onward chain.



Entrance Hall

Lounge - 12'10 x 11'08

Kitchen/Breakfast Room - 17'11 x 8'07

Utility Room

Main Bedroom - 12'10 x 11'00

En-Suite

Bedroom Two - 10'00 x 8'10

Bedroom Three - 8'10 x 7'09

Family Bathroom

Detached Annex - 13'05 x 9'10





