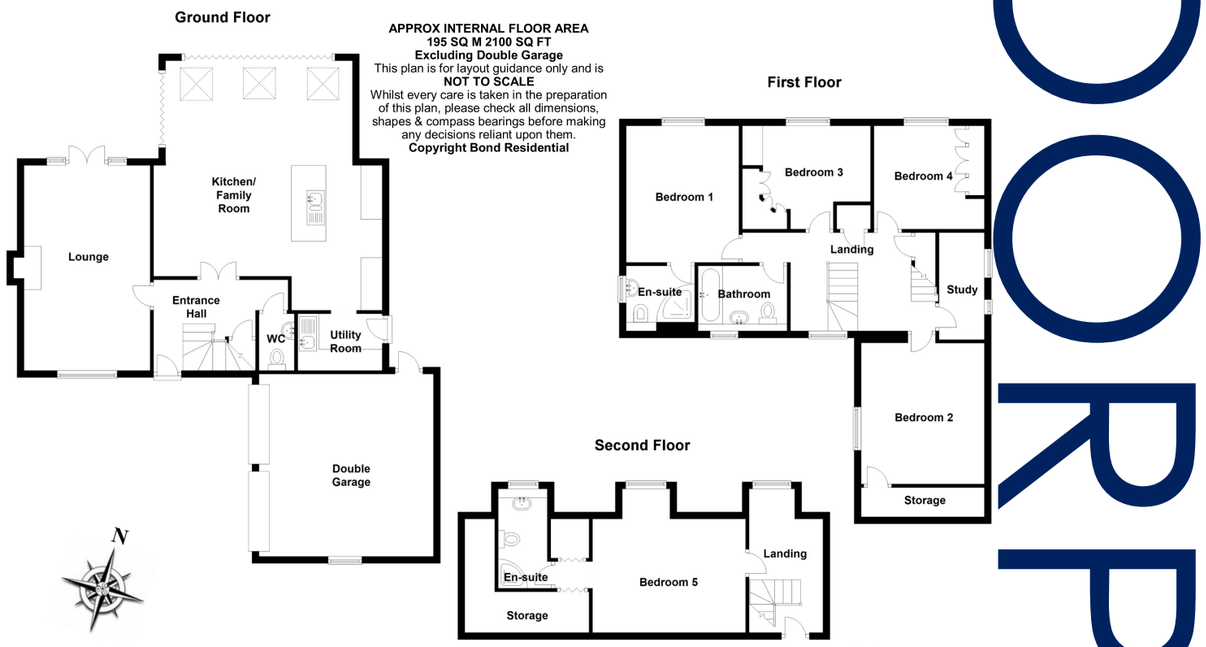
FLOORPLAN

Howard Drive, Chelmer Village, Chelmsford, CM2 6PE



APPROX INTERNAL FLOOR AREA
195 SQ M 2100 SQ FT
Excluding Double Garage
This plan is for layout guidance only and is **NOT TO SCALE**
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating

2 5 3

£650,000

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£650,000

THE PROPERTY:

This extended family home offers excellent accommodation laid out over three floors comprising an entrance hall, cloakroom, dual aspect living room, a stunning open plan kitchen/dining/family room with grey high gloss kitchen units with work surfaces and two sets of bi folding doors which allow and abundance of natural light and during the summer months they seamlessly connect the home with the garden making an excellent entertaining area, the ground floor is completed by a utility room. To the first floor there is a master bedroom with en suite shower room, three further bedrooms, a study and family bathroom. The property then features a guest suite with en suite shower room to the second floor. Externally the property offers off road parking for several vehicles, double garage and a landscaped rear garden.

AREA GUIDE:

Howard Drive is one of the most desirable roads within the popular Chelmer Village development, Chelmer Village offers its own village square with a range of day to day amenities and ASDA superstore, it features two very popular primary schools, a pre-school, Chelmer Village retail park is located within half a mile of the property and offers a range of high street brands, there are a selection of restaurants around Chelmer Village as well as a selection of open park spaces. There is a regular bus service to Chelmsford city centre (1.5 miles from the property) and mainline station (2 miles from the property) from the neighbouring Chelmer Village Way.

- **Executive Detached Family Residence**
- **Set In A Mews Of Just 3 Homes**
- **Stunning Open Plan Kitchen/Dining/Family Room**
- **Utility Room**
- **Ground Floor Cloakroom**
- **Double Garage**
- **Rear Garden**
- **Open Greensward To Front**
- **Within 1.5 Miles Of City Centre**
- **Within 2 Miles Of Chelmsford Station**

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