



## 3 Milbank, Chelmsford, Essex, CM2 6YX

- Four Bedroom Link Detached House
- Well-Presented Throughout
- Three Bathrooms & WC
- Open Plan Kitchen / Diner / Family Room
- Popular Chancellor Park Development
- Covered Car Port with Electric Roller Door
- Close Proximity To Chelmsford's city Centre and Train Station (With New Station at Beaulieu Coming Soon)
- Walking Distance to Local Schools & Amenities





## PROPERTY DESCRIPTION

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Located in the popular area of Chancellor Park is this well-presented four bedroom, link detached family home. Accommodation is set over three floors and is bright and airy throughout. The accommodation comprises of an entrance hall, open plan kitchen/diner/family room and shower room to the ground floor, the first floor offers the lounge, bedroom two and cloakroom with the second floor comprising of three further bedrooms, family bathroom and an en-suite shower room to the principal bedroom. The property further benefits from gas central heating, roller shutter door providing access to the car port and rear garden.(Council Tax Band - D)

The property is located within the popular and modern development of Chancellor Park, local amenities are within walking distance, including a selection of local shops, recreational facilities and Asda supermarket. Chelmsford's city centre offers a wider selection of shopping facilities including two shopping precincts, Bond Street with a John Lewis Store, a selection of bars, restaurants and two cinemas. There are a selection of well-regarded schools within close proximity including the Chancellor Park Primary School, Chelmsford also offers two of the country's top performing grammar schools, private schools including New Hall, Writtle Agricultural college and Anglian Ruskin University. There is a regular bus service providing access to the City Centre. Chelmsford's mainline station provides a direct service to London Liverpool Street, the upcoming Beaulieu train station (due to be built by 2026) will be located within close proximity to the property which will also offer direct services into London Liverpool Street. The A12 is within easy reach which provides access to the M25.





## ROOM DESCRIPTIONS

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### Property Information

(With approximate room sizes)  
Entrance door leading through to

### Entrance Hall

Stairs rising to first floor, access to kitchen / diner / family room, storage cupboard.

### Kitchen / Diner / Family Room

15' 8" x 14' 4" (4.78m x 4.37m) - Kitchen/Diner  
15'1 x 12'9 (4.61 x 3.90) - Family Room  
Bi-folding doors to rear and side aspects, leading to the garden. Roof lantern skylight to ceiling, range of matching wall and base units with work surfaces over, inset porcelain sink and drainer, integrated appliances to include oven/microwave/washing machine/dishwasher/electric hob and space for fridge/freezer, door to shower room

### Shower Room

Window to front aspect, low level WC, wash hand basin, double width shower cubicle.

### First Floor Landing

Window to rear aspect, access to living room, bedroom two and WC, stairs rising to second floor landing.

### Living Room

17' 5" x 9' 10" (5.31m x 3.00m)  
Windows to front and rear aspects, feature fireplace.

### Bedroom Two

17' 7" x 9' 7" (5.36m x 2.92m)  
Windows to front and rear aspects.

### WC

Window to front aspect, low level WC, wash hand basin.

### Second Floor Landing

Window to rear aspect, access to Bedrooms one, three, four and the family bathroom. Storage cupboard.

### Bedroom One

17' 7" x 10' 0" (5.36m x 3.05m)  
Window to rear aspect, two fitted wardrobes, access to en-suite shower room

### En-Suite

Window to front aspect, low level WC, wash hand basin, independent shower cubicle.

### Bedroom Three

9' 8" x 9' 4" (2.95m x 2.84m)  
Window to front aspect.

### Bedroom Four

9' 7" x 7' 10" (2.92m x 2.39m)  
Window to rear aspect.

### Family Bathroom

7' 1" x 6' 2" (2.16m x 1.88m)  
Obscure window to front, wash hand basin, low level wc, panelled bath with shower attachment over.

### Exterior

To the front of the property an electric roller door provides access through to an enclosed car port. To the rear is a South Westerly facing enclosed rear garden.

### Agents Note

The property benefits from double glazing throughout and gas central heating.  
Broadband - BT Fibre, Virgin and Sky available.  
Council Tax Band - D  
EPC - C

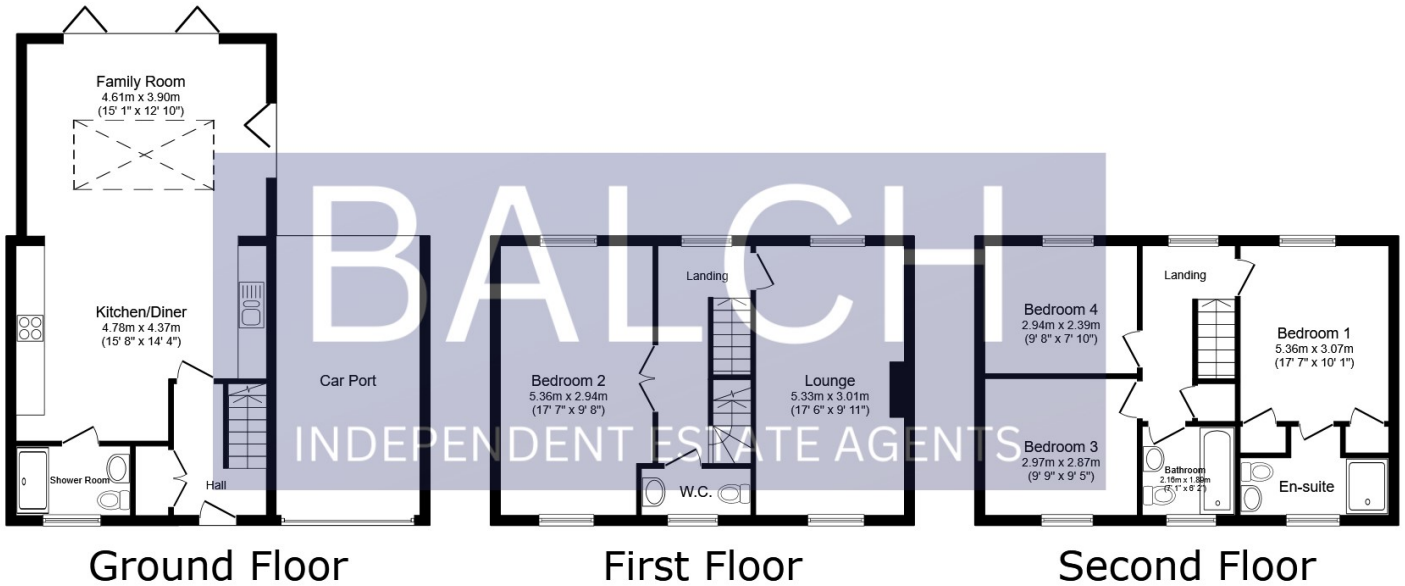
### Viewings

By prior appointment with Balch Estate Agents.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings



# FLOORPLAN & EPC



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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>		<b>78</b>
(55-68)	<b>D</b>	<b>69</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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