



Southend Road, Howe Green, Chelmsford, CM2 7TE

Council Tax Band G (Chelmsford City Council)

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£1,500,000 Freehold

Welcome to an exceptional opportunity to own a truly imposing detached house, built in 2016, offering an impressive 3625 ft² of luxurious living space and double garage. This stunning property is a testament to modern design and thoughtful architecture, providing an ideal setting for both family life and entertaining, enjoying the added benefit of access to major transport links .

One is welcomed by an impressive spacious reception hall, with a central staircase leading up to the first and second floors. Glazed double doors lead into an expansive open-plan ground floor that seamlessly blends living, dining, and kitchen areas. Bi-fold doors from the dining and living rooms open onto a large Indian sandstone paved terrace, creating a seamless indoor-outdoor flow, perfect for alfresco dining and summer gatherings.

The bespoke fitted kitchen is a chef's delight, with built-in high quality appliances featuring a central island. This area serves as the heart of the home, perfect for culinary creations catering for families and social gatherings. Porcelain tiled floors and underfloor heating add a touch of elegance and warmth throughout the ground floor flowing seamlessly from room to room. To add to the convenience there is a large laundry/ utility room off the kitchen as well as a ground floor cloakroom.

On the first floor, the generous main bedroom is a sanctuary of comfort, complete with a Juliet balcony overlooking the westerly aspect rear garden, ensuite shower room, and built-in flush fitting wardrobes, offering a private retreat with a view. There are three additional bedrooms on this floor, all with built-in wardrobes, and one with an ensuite shower room, the other two serviced by the family bathroom.

The central staircase leads from here up to the second floor, which is part open plan with an bedroom/ office, cloakroom, and an additional room, current utilised as a dressing room which has added eaves storage. This space ideal catering to the needs of modern living and remote working.

Set on a generous plot of approximately 0.27 acres, the home is surrounded by a neat well maintained landscaped westerly aspect rear garden with an extensive Indian Sandstone paved terrace, with raised brick boarder with inset flower beds. Beyond this is a neat lawn expanse with a path leading to timber storage shed/ outbuilding to the rear of the garden.

To the front is an impressive gated entrance leading to a generous driveway providing parking for several vehicles and access to double garage, ensuring ample parking and security.

The location is superb, with easy access to the A130 and A12, and just four miles from the vibrant Chelmsford City, offering a wealth of amenities and excellent transport links and mainline rail link to London. This property is more than just a house; it's a lifestyle.

- Imposing Detached 2016 Build House
- Main bedroom with Juliet balcony, ensuite and built in wardrobes
- Offering 3625 ft² of living space and garage
- High quality build and fittings
- Bespoke fitted kitchen with central Island
- Open plan ground floor living accommodation
- Gated Driveway & Double Garage
- Overall Plot Circa 0.27 acres
- Westerly Aspect Rear Garden
- Close to A130 & A12 and 4 miles from Chelmsford City

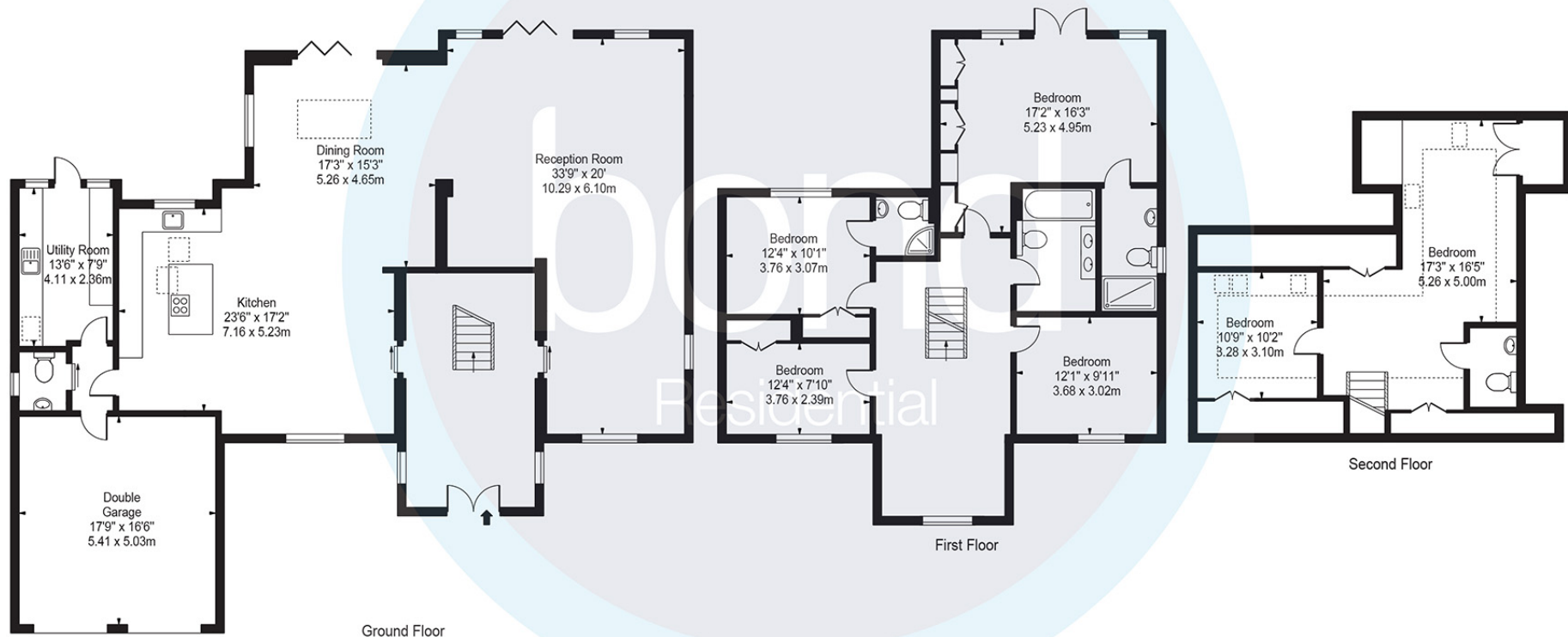








Approx. Total Internal Area 3624 Sq Ft - 336.68 Sq M
 (Including Restricted Height Area & Garage)
 Approx. Gross Internal Area 3012 Sq Ft - 279.82 Sq M
 (Excluding Restricted Height Area & Garage)
 Approx. Gross Internal Area Of Garage 293 Sq Ft - 27.21 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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