



Southend Road, Howe Green, CM2 7TE

Council Tax Band G (Chelmsford City Council)



Guide Price £900,000 - £950,000 Freehold

This modern four/five bedroom individually designed detached family house provides deceptively spacious accommodation with 2750 SQ FT of internal space and is located in the popular Howe Green area of Chelmsford with easy reach of major transport links.

ACCOMMODATION

The ground floor accommodation is set around a large central reception hall and comprises ground floor cloakroom, rear facing living room with feature fireplace, playroom/reception room, spacious home office/study, fitted kitchen/diner which is fitted with handleless gloss units and integrated appliances and a separate utility room.

On the first floor there is spacious landing and four good sized bedrooms with a lightly smaller dressing room/fifth bedroom. There are two en-suites and a further Jack and Jill bathroom which serves the other two bedrooms.

OUTSIDE

The overall plot extends to approximately one fifth of an acre. The front of the property features a blocked paved driveway providing off road parking for several cars as well as access to a generous garage. The rear garden enjoys a west facing rear aspect and is secluded and predominantly lawned with a large patio area to the immediate rear of the property.

LOCATION

Howe Green is a charming village just minutes from the A12 and A130 trunk roads and Sandon Park & Ride Station. Chelmsford City Centre, located within 4 miles, offers a comprehensive range of shopping, educational, and recreational facilities, as well as a mainline station with services to London Liverpool Street in approximately 40 minutes. The nearby village of East Hanningfield features a pub, a highly regarded restaurant, a village hall, a shop, and an infant and junior school. A selection of both state and private schools, including Chelmsford County High School for Girls and the Grammar School, are within easy reach.

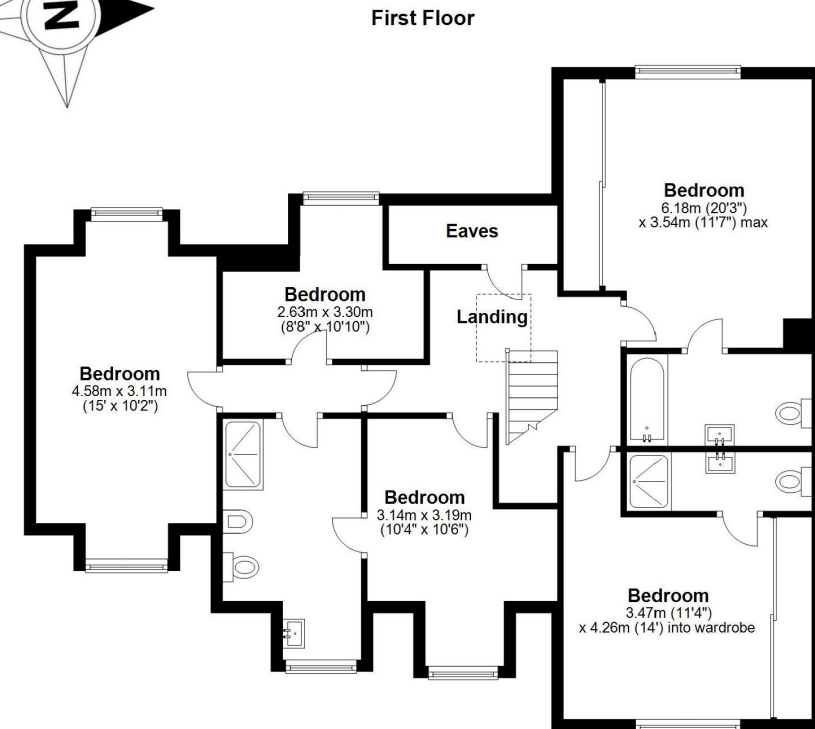
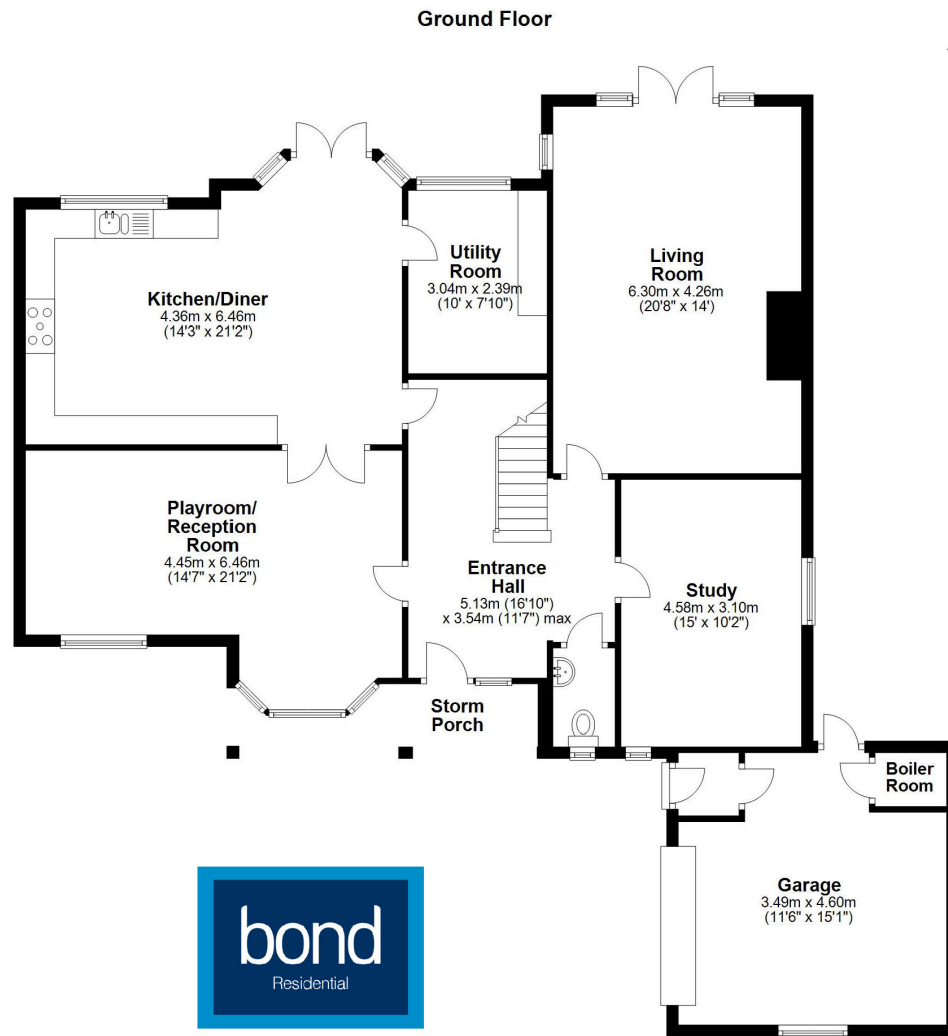
- Individually designed modern detached family home
- Spacious rear facing living room with feature fireplace
- Playroom/2nd reception room
- Utility room and ground floor cloakroom
- Garage and driveway parking for several cars
- Four/Five bedrooms with three bathrooms
- Home Office/Study
- 21ft Kitchen/diner with integrated appliances
- Gas central heating and double glazing
- Fifth of an acre plot with west facing rear garden











APPROX INTERNAL FLOOR AREA
256 SQ M (2750 SQ FT) **(Includes Garage)**
This floorplan is for illustrative purposes
only and is **NOT TO SCALE**
all measurements are approximate
NOT to be used for valuation purposes.
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