



24 Billers Chase, Springfield, Chelmsford, Essex. CM1 6BD

- SUPERB FIVE BEDROOM DETACHED
- SOUGHT AFTER DEVELOPMENT
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- DOUBLE LENGTH GARAGE AND PARKING
- VIEWING ADVISED





PROPERTY DESCRIPTION

A SUPERB FIVE BEDROOM DETACHED FAMILY HOME LOCATED ON THE POPULAR BEAULIEU PARK DEVELOPMENT. THE ACCOMMODATION WHICH IS SPREAD OVER THREE FLOORS COMPRISES OF AN ENTRANCE HALL, FAMILY ROOM/STUDY, LIVING ROOM, KITCHEN/DINER, UTILITY ROOM, CLOAKROOM AND DINING ROOM TO THE GROUND FLOOR. THE FIRST FLOOR COMPRISES OF THE MASTER BEDROOM WITH EN-SUITE, BEDROOM TWO AND FIVE WITH ACCESS TO A JACK AND JILL EN-SUITE, THE SECOND FLOOR COMPRISES OF BEDROOMS THREE AND FOUR AND ALSO FAMILY BATHROOM. THE PROPERTY FURTHER BENEFITS FROM GAS CENTRAL HEATING, DOUBLE GLAZING, DRIVEWAY PROVIDING OFF ROAD PARKING, DOUBLE LENGTH GARAGE AND A PLEASANT REAR GARDEN.



ROOM DESCRIPTIONS

Property Information

(WITH APPROXIMATE ROOM SIZES)

Entrance Hall

Family Room/Study

13'8" x 10'3"

Living Room

19'8" x 10'9"

Kitchen/Diner

16'3" x 15'2"

Utility Room

8'1" x 6'4"

Cloakroom

Dining Room

15'8" x 9'6"

First Floor Landing

Master Suite

22'8" x 10'9" door to;

En Suite

Bedroom Two

13'8" x 10'3" door to;

Jack and Jill En Suite

Bedroom Five

12'7" x 9'4" door to Jack and Jill en suite.

Second Floor Landing

Bedroom Three

12'7" x 10'3"

Bedroom Four

13' x 11'9"

Bathroom

Garden

Commencing with patio dining area and the remainder is mainly laid to lawn, personal door to garage.

Double Length Garage

Up and over door, power and lighting.

Property Exterior

Driveway approached via iron gates to side aspect providing off street parking.

Viewing

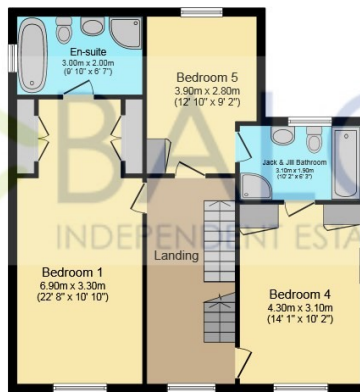
Via Balch Estate Agents - 01245 299111



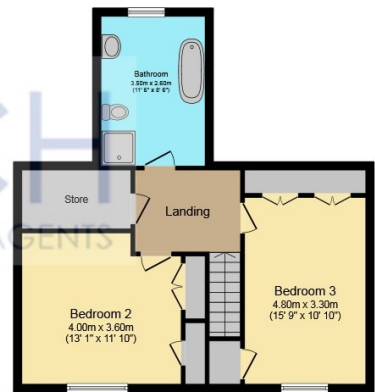
FLOORPLAN & EPC



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	74	
(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	

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