

FOR SALE

Guide Price £450,000 Freehold



## 3 Bryony Close, Chelmsford, Essex, CM1 4FZ

- THREE BED SEMI-DETACHED HOME
- ENSUITE TO BEDROOM ONE
- HIGH SPECIFICATION
- APPROX 947SQFT
- MODERN & WELL PRESENTED THROUGHOUT
- GOOD SIZE REAR GARDEN
- DRIVEWAY FOR 2/3 VEHICLES
- SOUGHT AFTER AREA
- EPC BAND (B)
- GUIDE PRICE £450,000 - £475,000



## PROPERTY DESCRIPTION

---

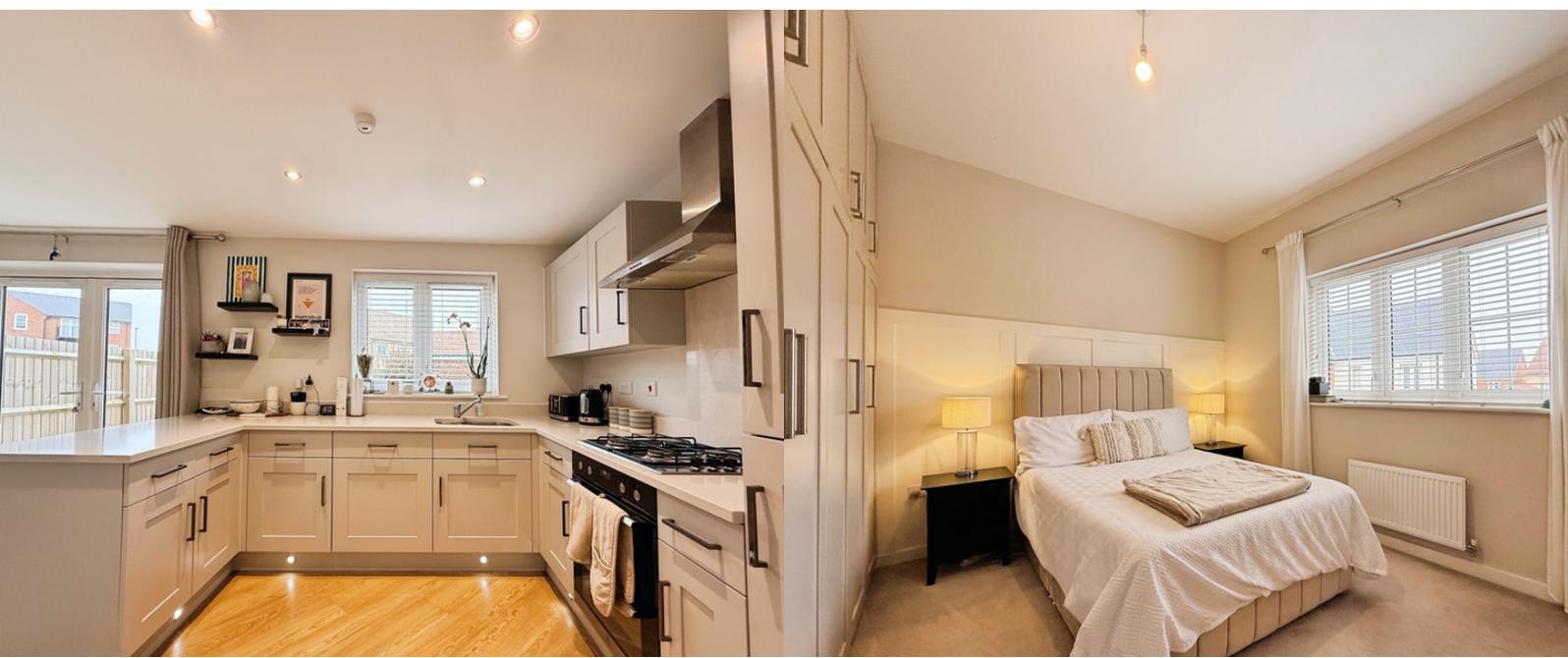
Welcome to this beautifully presented three bedroom semi detached home, offering approximately 947 sqft of modern living space in a sought after area. Finished to a high specification throughout, this property is ideal for families or anyone looking for a stylish and spacious residence. The accommodation includes a generous reception room, a contemporary kitchen with a useful utility room coming off of it, two bathrooms including an ensuite to the master bedroom, and a good size rear garden that is patioed and laid to lawn, perfect for outdoor relaxation. With a driveway providing parking for two to three vehicles and an EPC rating of Band B, the guide price is £450,000 to £475,000.

The property is situated in a highly desired neighbourhood known for its friendly community and excellent local amenities. Residents benefit from easy access to schools, parks and shopping facilities, making daily life convenient. Transport links are well catered for, with nearby bus routes and main roads providing straightforward commuting options, offering a balance between peaceful suburban living and practical accessibility to the city.

Upon entering the home, you are greeted by a spacious reception room filled with natural light, offering ample space for both relaxing and entertaining. The modern and well equipped kitchen complements this space beautifully, featuring sleek fixtures, generous storage and integrated appliances, with the added benefit of a separate utility room providing additional practicality.

The property comprises three well proportioned bedrooms, with the master bedroom being a real highlight thanks to its ensuite bathroom. This private facility adds a touch of luxury and convenience. The remaining two bedrooms are versatile and suitable for children, guests or a home office. The main bathroom continues the home's theme of modern style, with contemporary fittings and a clean, inviting design.

Externally, the good size rear garden provides an excellent outdoor space to enjoy the warmer months, with a patio area ideal for seating and entertaining while the remainder is laid to lawn. To the front, the driveway offers off street parking for two to three vehicles, a valuable convenience in this sought after location.



## ROOM DESCRIPTIONS

---

### GROUND FLOOR

#### LIVING ROOM

11' 7" x 11' 2" (3.53m x 3.40m)

#### KITCHEN/DINING ROOM

18' 0" x 8' 7" (5.49m x 2.62m)

#### W/C

6' 4" x 5' 0" (1.93m x 1.52m)

#### UTILITY ROOM

6' 4" x 6' 5" (1.93m x 1.96m)

### FIRST FLOOR

#### BEDROOM ONE

11' 8" x 11' 7" (3.56m x 3.53m)

#### EN-SUITE

7' 2" x 6' 0" (2.18m x 1.83m)

#### BEDROOM TWO

9' 9" x 8' 9" (2.97m x 2.67m)

#### FAMILY BATHROOM

6' 7" x 6' 6" (2.01m x 1.98m)

#### BEDROOM THREE

7' 9" x 8' 9" (2.36m x 2.67m)

### EXTERNAL

The garden benefits from a patioed area whilst the rest is laid to lawn and gated access to the driveway.

The driveway provides parking for 2/3 vehicles.

### AGENTS NOTES

There is an estate charge of £20.00pcm totaling £240.00 per year.

### 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.

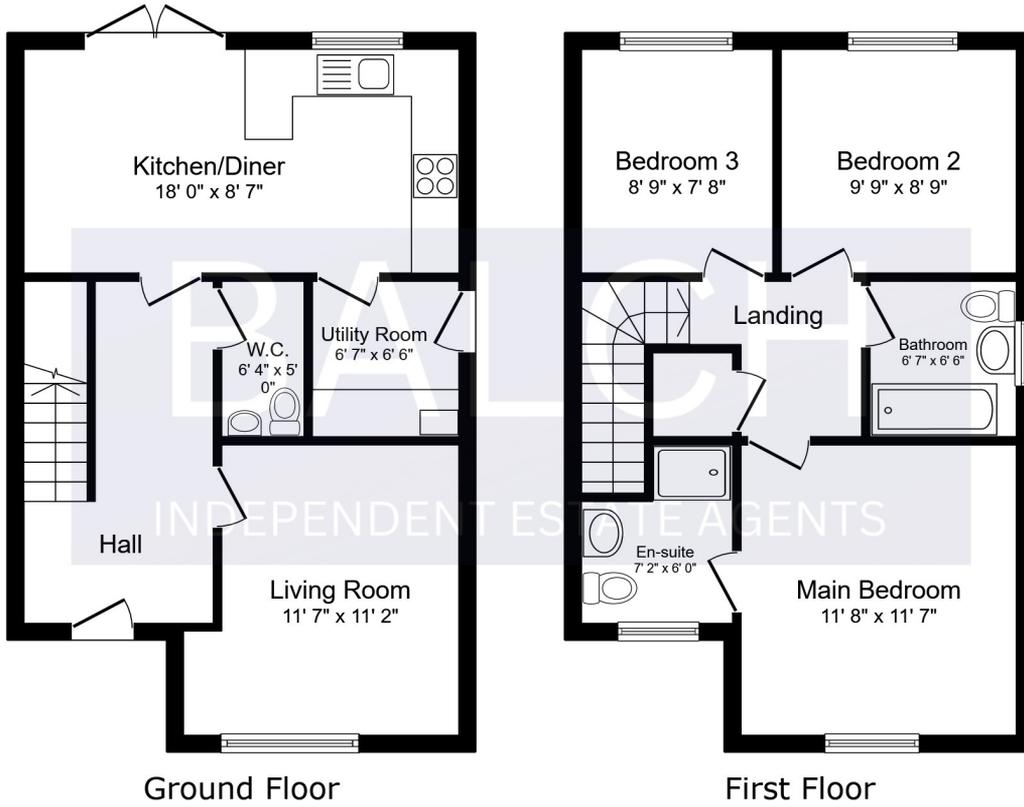
### REFERRALS

If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



# FLOORPLAN & EPC

Bryony Close, Chelmsford, CM1 4FZ



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>		<b>95</b>
(81-91)	<b>B</b>	<b>83</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</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	

Chelmsford  
3-3a, Tindal Square, Chelmsford, CM1 1EH  
01245 258866  
selling@balchagents.com