



BEAULIEU  
ESTATE AGENTS



**95 Brassie Wood, Channels, Chelmsford, Essex CM3 3FP**  
**£400,000 - Freehold**



## PROPERTY DESCRIPTION

DISCOVER THIS EXQUISITE HOUSE FEATURING A GENEROUSLY SIZED, BEAUTIFULLY LANDSCAPED GARDEN!

This home offers two parking spaces and an open-plan living area that seamlessly integrates the kitchen, living room, and dining area. The main bedroom boasts a 10ft vaulted ceiling and an en-suite shower room, complemented by a second double bedroom and a family bathroom.

Constructed by Bellway Homes, this two-bedroom residence is situated in the desirable Channels development. Conveniently located near local shops, fuel amenities, and bus routes, it's within walking distance to the renowned Channels Bar & Brasserie, known for its exceptional food, wine, and beer. The area also offers access to a nine-hole golf course at Little Channels and a large skate park nearby. Additionally, the Park and Ride facility is easily accessible, enhancing the overall convenience of this splendid home.

Channels & Beaulieu Park is situated to the North of Chelmsford City, in a highly accessible location between the A130 and the A12. Chelmsford is within the London commuter belt, benefiting from good road links enabling easy access to the A12, M11 and M25 motorways. Stansted Airport is approximately 18 miles away by car via the A130/A120, whilst Chelmsford railway station offers regular services to London Liverpool Street in approximately 35 minutes.

Commuting from Channels & Beaulieu could not be easier once the brand new railway station planned for the area is built around 2024, plus a new relief road which connects residents to Junction 19 of the A12. Buses from almost outside your door can take you to Chelmsford railway station in around 15 minutes.

Entrance Hall

Ground Floor WC

Open Plan Living/kitchen Area 26'4 x 15'

Main Bedroom 15'5 x 13'

10' Vaulted Ceiling

En-Suite Shower Room

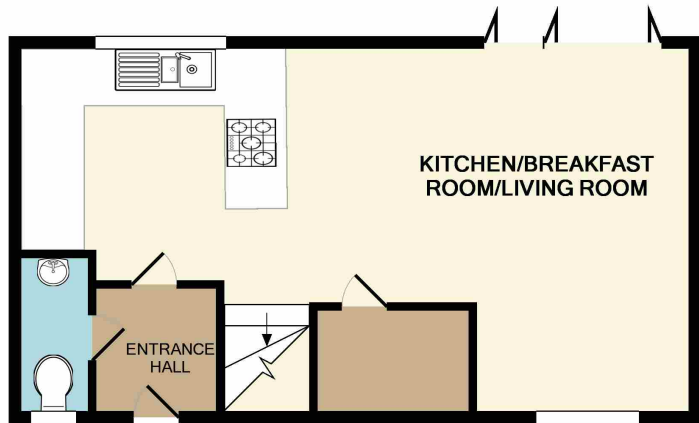
Bedroom Two 15' x 9'

Family Bathroom

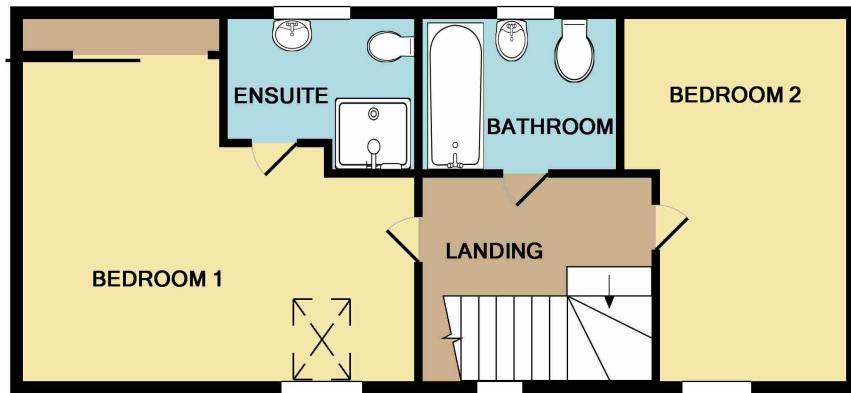
Good Size Rear Garden

Side Access To Rear





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92+)	<b>A</b>		
(81-91)	<b>B</b>	82	
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	