



# Southend Road, Howe Green, CM2 7TE

Council Tax Band G (Chelmsford City Council)

 3  4  3

£795,000 Freehold

## ACCOMMODATION

This superbly presented home offers deceptively spacious accommodation which offers close to 2000 sq ft of internal space. We cannot stress enough that only by viewing this property will you fully appreciate the fantastic space available which makes it an ideal home for family living.

On the ground floor there is a good sized reception hall, ground floor cloakroom, generous study, playroom/snug whilst to the rear of the property overlooking the garden there is a spacious living room with feature fireplace, a well fitted kitchen/diner with modern shaker style units, granite worktops and integrated fridge, freezer, dishwasher and dual fuel range style cooker, a utility room with integrated washing machine and access directly to the outside of the property completes the ground floor accommodation.

On the first floor there is a spacious landing, four double bedrooms with the principal and second bedroom both offering en-suite showers, and three bedrooms all featuring built-in double wardrobes, a large family bathroom with separate shower completes the accommodation.

The house also features gas central heating, double glazed windows, a security alarm system and an integrated central vacuum system with ports located on the first and second floors.

Externally the front of the property is screened to the front by hedging and a mature oak tree. There is a generous sized detached garage with electric door, a gravel driveway provides further parking for up to 4/5 cars with an additional parking space to the left hand side of the garage. The rear garden is fully enclosed and lawned with mature flower and shrub borders and two patio areas located to the immediate rear of the house and the left hand corner of the garden. A 13ft timber storage shed is located to the side of the property and there is walkway access to the front to the other side.

## LOCATION

Howe Green is a popular small village on the south side of Chelmsford and is just a few minutes from both A12 and A130 trunk road and Sandon Park & Ride Station. Chelmsford City Centre is located within 4 miles of the village and offers a comprehensive range of shopping, educational and recreational facilities as well as mainline station with services to London Liverpool Street in approximately 40 minutes. The nearby village of East Hanningfield has a pub, a highly regarded restaurant, village hall and a shop together with an infant and junior school. There is a selection of both state and private schools within easy reach and Chelmsford County High School for Girls and the Grammar school are within 6 miles.

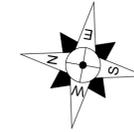
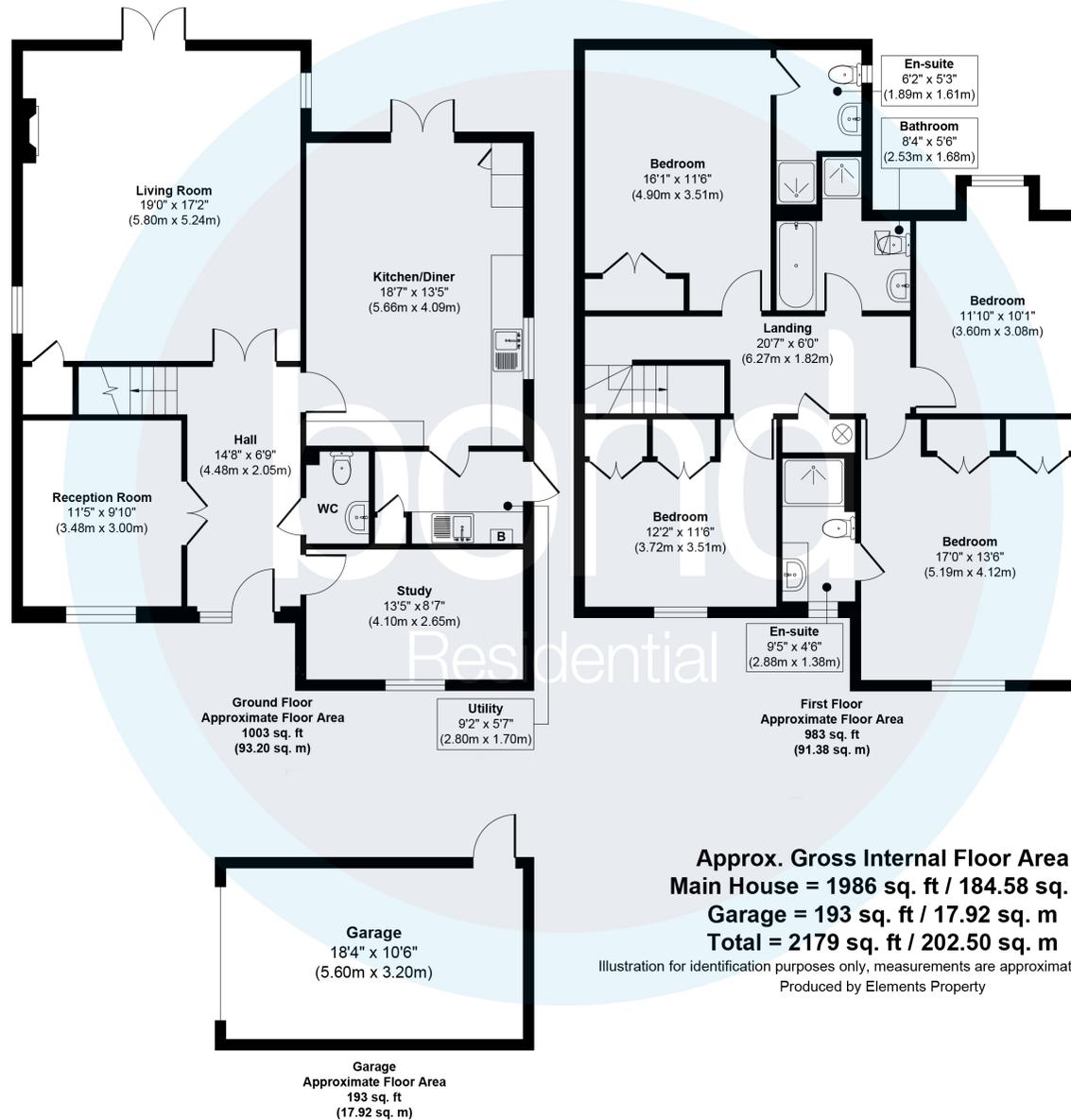
- Superbly presented detached family home
- Four double bedrooms
- Three reception rooms
- Separate utility room with integrated washing machine
- Gas central heating and double glazing
- Enclosed landscaped rear garden
- Spacious entrance hall with ground floor cloakroom
- Three bathrooms
- Large fitted kitchen/diner with integrated appliances
- Integrated central vacuum system
- Detached garage and parking for up to 4 cars











**Approx. Gross Internal Floor Area**  
 Main House = 1986 sq. ft / 184.58 sq. m  
 Garage = 193 sq. ft / 17.92 sq. m  
 Total = 2179 sq. ft / 202.50 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

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