

FOR SALE

£340,000 Freehold



## 30 Bouchers Mead, Springfield, Chelmsford, Essex, CM1 6PJ

- TWO BEDROOM SEMI DETACHED FAMILY HOME
- WELL PRESENTED THROUGHOUT
- GOOD SIZE REAR GARDEN
- INTEGRATED APPLIANCES
- GARAGE AND DRIVEWAY
- OPEN HOUSE SATURDAY 6TH OF SEPT
- POTENTIAL TO EXTEND (STP)
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND - C





## PROPERTY DESCRIPTION

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Balch are proud to present this beautifully modernised two-bedroom home, finished to a high specification and perfectly positioned in the highly sought-after area of Springfield. Offering both style and comfort, this property also benefits from excellent potential to extend (STPP), making it an exciting opportunity for first-time buyers, families, or downsizers alike. Viewings are highly recommended. Don't miss our Open House on Saturday 6th September. Call today to reserve your appointment.

The accommodation begins with an entrance lobby leading into a bright and welcoming living room, followed by a contemporary kitchen/diner that opens directly onto the garden and provides access to the garage.

Upstairs, the property boasts two generously sized double bedrooms and a stylish family bathroom.

Externally, the rear garden measures approximately 44ft x 26ft, featuring a patio area and lawn. The garage is accessible from the rear and is fitted with electricity, offering flexibility for storage or workshop use.

This home has been thoughtfully updated and is presented in excellent condition throughout, ready for the next owners to move straight in and enjoy.

The location is another key highlight, with local shops, amenities, and OFSTED-rated "Good" schools all close by. Springfield is also well known for its supportive planning environment, with an impressive 95.2% approval rate for applications within a quarter-mile radius of the property.





## ROOM DESCRIPTIONS

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### Entrance Lobby

4' 09" x 4' 06" (1.45m x 1.37m)

### Living Room

12' 0" x 13' 06" (3.66m x 4.11m)

### Kitchen

11' 11" x 4' 10" (3.63m x 1.47m)

### Bedroom One

12' 0" x 8' 07" (3.66m x 2.62m)

### Bedroom Two

12' 0" x 7' 07" (3.66m x 2.31m)

### Bathroom

5' 09" x 6' 10" (1.75m x 2.08m)

### Off Street Parking

Parking for one car on hard stand driveway

### Garage

16' 08" x 8' 02" (5.08m x 2.49m)

### Garden

26' 0" x 44' 0" (7.92m x 13.41m)

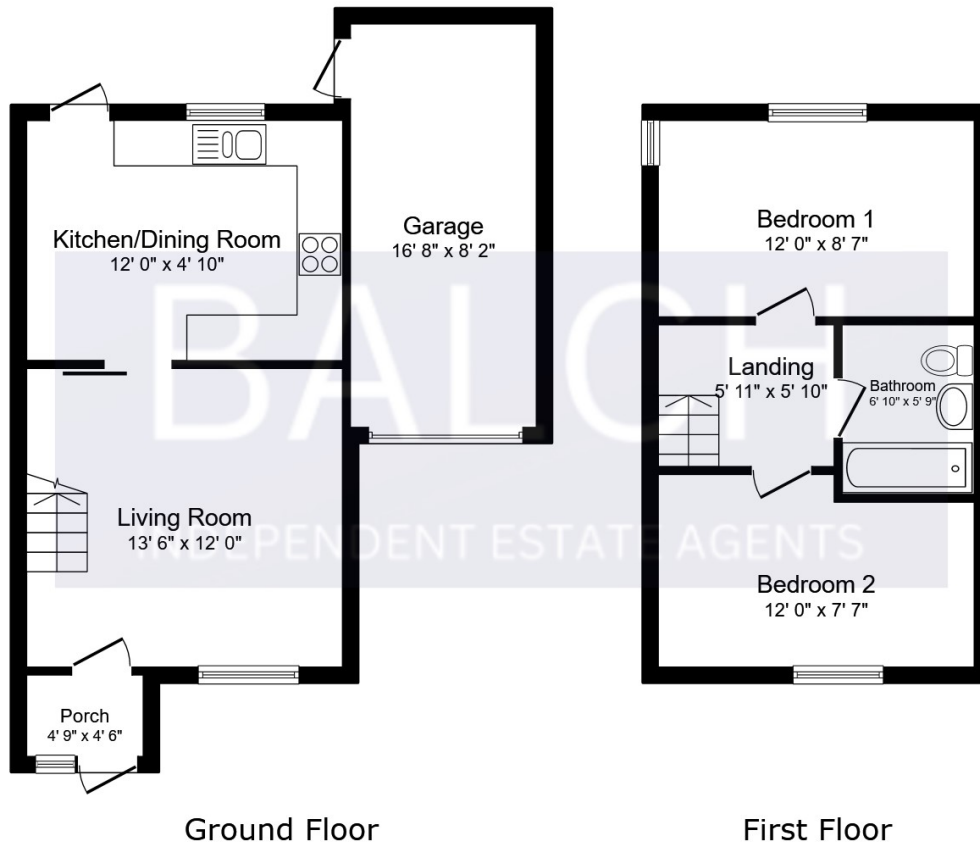
### Viewings

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

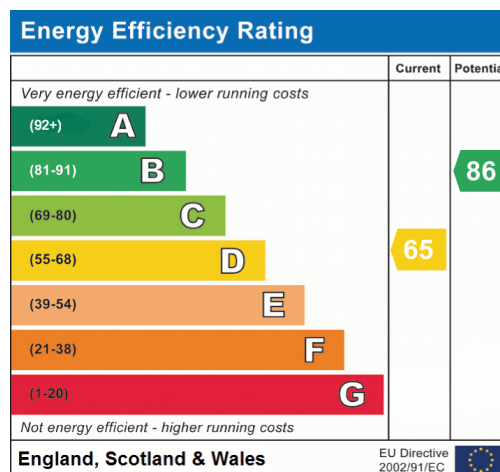
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



# FLOORPLAN & EPC



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](http://www.Propertybox.io)



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