

**FOR SALE**

Guide Price £625,000 Freehold



## 23 Beeleigh Link, Chelmsford, Essex, CM2 6PH

- FIVE BEDROOMS
- DOUBLE GARAGE
- GREAT LOCATION
- ENSUITE TO BEDROOM ONE
- NO ONWARD CHAIN
- LINK DETACHED FAMILY HOME
- GROUND FLOOR CLOAKROOM
- IN NEED OF UPDATING AND MODERNISATION
- UTILITY ROOM
- GUIDE PRICE £625,000 - £650,000





## PROPERTY DESCRIPTION

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Offering an exceptional opportunity to create your dream family home, this spacious five-bedroom, two-bathroom link detached house is perfectly positioned in a sought-after location. Boasting generous living accommodation and a double garage, this property is ideal for families seeking both space and convenience. With no onward chain, the property is ready for a smooth and swift sale.

The ground floor offers a warm welcome with a well-proportioned entrance hallway leading to two generous reception rooms, providing plenty of scope for both formal and informal living spaces. Whether you desire a cosy family lounge or a comfortable dining room, these flexible living areas cater to your needs. Additionally, the property benefits from a handy ground floor cloakroom, perfect for guests and everyday convenience.

There is a practical kitchen space complemented by a separate utility room, ideal for managing household chores with ease and keeping the main kitchen clutter-free. Whilst the property does require updating and modernisation, this presents a wonderful chance for the incoming buyer to personalise and add value, creating a contemporary home to suit their own style.

Upstairs, you will find five well-sized bedrooms, offering ample accommodation for family members or the possibility of a dedicated home office or guest room. The master bedroom is a standout feature, benefiting from an ensuite bathroom, providing a private sanctuary for the homeowners. The additional family bathroom services the remaining bedrooms, ensuring comfort and practicality for everyone.

Externally, the property boasts a double garage, providing secure parking and additional storage space. The location is highly desirable, situated within easy reach of local amenities, schools, and excellent transport links, making it an ideal base for families and professionals alike.





## ROOM DESCRIPTIONS

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### Ground Floor

#### Living Room

20' 3" x 8' 0" (6.17m x 2.44m)

#### Kitchen

14' 7" x 8' 1" (4.45m x 2.46m)

#### Utility

6' 5" x 5' 1" (1.96m x 1.55m)

#### Dining Room

10' 5" x 9' 7" (3.17m x 2.92m)

#### W/C

5' 2" x 2' 2" (1.57m x 0.66m)

### First Floor

#### Master Bedroom

13' 5" x 8' 2" (4.09m x 2.49m)

#### En-Suite

#### Bedroom Two

9' 6" x 8' 3" (2.90m x 2.51m)

#### Bedroom Three

8' 3" x 9' 8" (2.51m x 2.95m)

### Second Floor

#### Bedroom Four

8' 2" x 11' 7" (2.49m x 3.53m)

#### Bedroom Five

11' 8" x 12' 9" (3.56m x 3.89m)

### Viewings

By prior appointment with Balch Estate Agents on 01245 258866.

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 or furnishings.

### Referrals

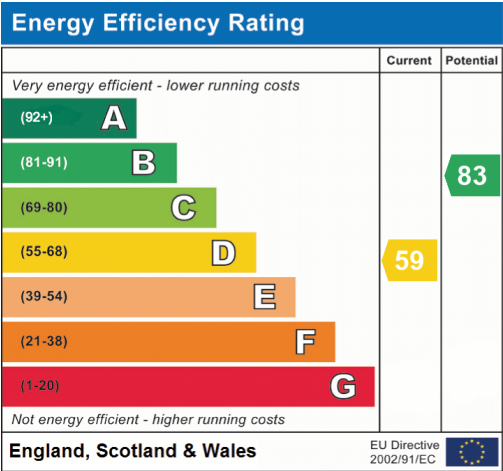
If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



FLOORPLAN & EPC



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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