



# 1 Milbank, Chelmsford, Essex, CM2 6YX

- THREE/FOUR BEDROOM FAMILY HOME
- WELL PRESENTED THROUGHOUT
- LOUNGE
- OPEN PLAN KITCHEN/DINER
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- GATED CAR PORT
- GAS CENTRAL HEATING
- POPULAR CHANCELLOR PARK DEVELOPMENT
- NO ONWARD CHAIN



## PROPERTY DESCRIPTION

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Being offered with NO ONWARD CHAIN, is this well presented three/four bedroom link detached family home. Accommodation is bright and airy throughout with a well-considered flow and set over two floors. Ground floor accommodation comprises with an entrance lobby with stairs rising to the first floor, cloakroom, open plan kitchen/dining/family room, utility room and lounge. To the first floor there is a family bathroom, three/four bedrooms and en-suite shower room. Externally the property benefits from a double bay, gated carport providing off road parking and an enclosed, well presented rear garden. (Council Tax Band - D)

The property is located within the popular and modern development of Chancellor Park, local amenities are within walking distance, including a selection of local shops, recreational facilities and Asda supermarket. Chelmsford's city centre offers a wider selection of shopping facilities including two shopping precincts, Bond Street with a John Lewis Store, a selection of bars, restaurants and two cinemas. There are a selection of well-regarded schools within close proximity including the Chancellor Park Primary School, Chelmsford also offers two of the country's top performing grammar schools, private schools including New Hall, Writtle Agricultural college and Anglian Ruskin University. There is a regular bus service providing access to the City Centre. Chelmsford's mainline station provides a direct service to London Liverpool Street, the upcoming Beaulieu train station (due to be built by 2026) will be located within close proximity to the property which will also offer direct services into London Liverpool Street. The A12 is within easy reach which provides access to the M25.



## ROOM DESCRIPTIONS

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### Property Information

(With approximate room sizes)  
Entrance door leading through to

### Entrance Lobby

Stairs rising to first floor, doors to cloakroom, lounge and open plan kitchen/diner

### Cloakroom

Low level wc, wash hand basin, extractor fan.

### Lounge

16' 2" x 9' 10" (4.93m x 3.00m)

Gas feature fireplace, double glazed window to front, double glazed windows and french doors to rear garden.

### Open Plan Kitchen/Dining /Family Room

#### Kitchen Area

16' 2" x 9' 10" (4.93m x 3.00m)

Fitted with a range of base and wall mounted storage cupboards, sink unit, double glazed window to front, integrated electric Neff double oven, Bosch induction hob with inbuilt extractor fan, wine cooler, integrated appliances to include fridge, freezer and dishwasher, door to utility room and access to the dining/family room.

#### Family/Dining Area

15' 10" x 12' 6" (4.83m x 3.81m)

Double glazed window to rear with smart electric blind, bi-fold doors to rear garden, vaulted skylight.

#### Utility Room

6' 6" x 5' 11" (1.98m x 1.80m)

Fitted with a range of base and wall mounted storage cupboards, stainless steel sink unit, space and plumbing for washing machine and tumble dryer, gas boiler which was installed in 2020, understairs storage cupboard.

#### First Floor Landing

Double glazed window to rear, loft access, overstairs storage cupboard, doors to:

#### Bedroom Four/Dressing Room

10' 9" x 9' 10" (3.28m x 3.00m)

Double glazed window to front, double fitted wardrobes, door to bedroom one and en-suite shower room

### Bedroom One

11' 7" x 10' 3" (3.53m x 3.12m)

Double glazed window to front, fitted wardrobe along one wall.

### En-Suite

6' 0" x 5' 9" (1.83m x 1.75m)

Obscure double glazed window to rear, independent shower cubicle, low level wc, vanity wash hand basin.

### Bedroom Two

10' 3" x 7' 11" (3.12m x 2.41m)

Double glazed window to rear.

### Bedroom Three

10' 3" x 7' 11" (3.12m x 2.41m)

Double glazed window to front.

### Family Bathroom

6' 0" x 6' 1" (1.83m x 1.85m)

Obscure double glazed window to front, low level wc, vanity wash hand basin, panelled bath with shower over, shaver point

### Exterior

There are double gates to the side of the property that lead to the car port providing off road parking for two vehicles. Side gate leads to the rear garden which commences with a patio area and the remainder being laid to lawn, raised flower beds.

### Agents Note

The property benefits from double glazing throughout and gas central heating.

Broadband - BT Fibre, Virgin and Sky available.

Council Tax Band - D

EPC - tbc

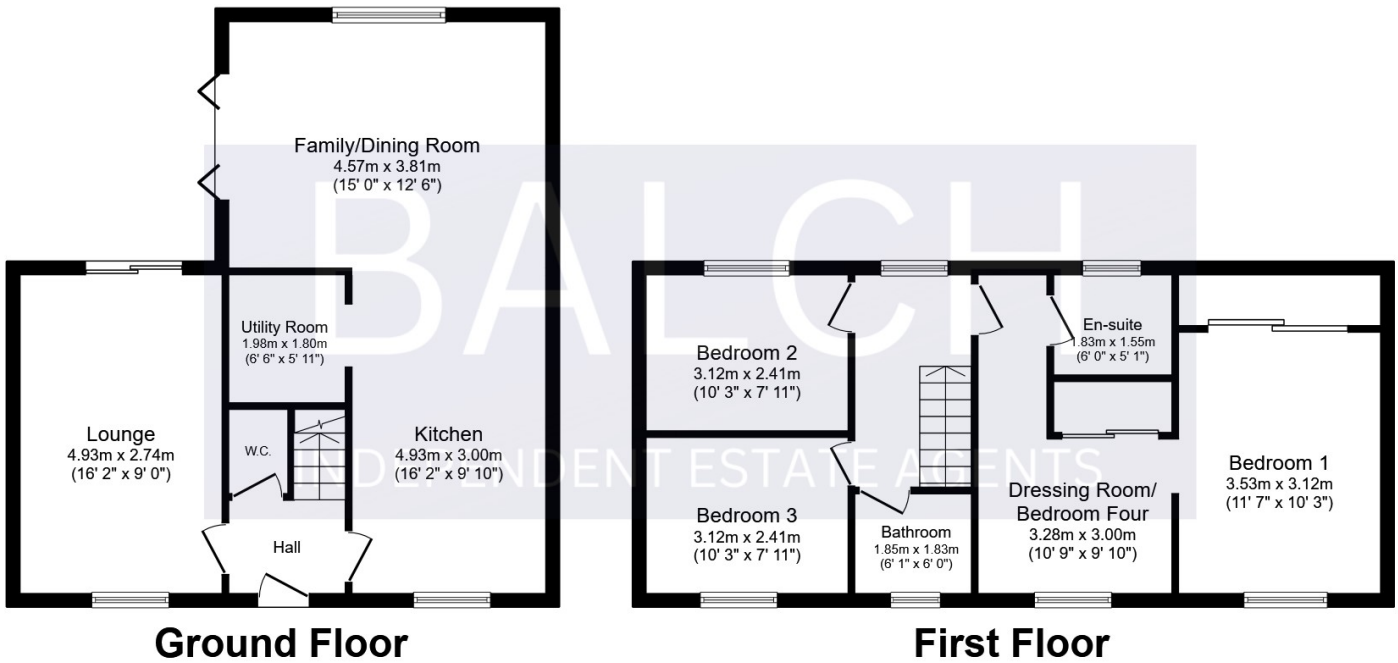
### Viewings

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 plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</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>		71	82
		EU Directive 2002/91/EC	

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