

# HOME



**Boreham**  
**Guide Price £575,000**  
**4-bed detached house**

## Dukes Wood Close

This beautifully presented modern detached home is being offered for sale with no onward chain and must be viewed internally to be fully appreciated. Inside, there is a welcoming entrance hall with a cloakroom, spacious lounge, kitchen/family room with a full range of built in and integrated appliances, four good size bedrooms and two bath/shower rooms. Outside, there is a garage and driveway to side and an enclosed garden to rear with a garden office that has power and light connected along with an air conditioning unit to remain.

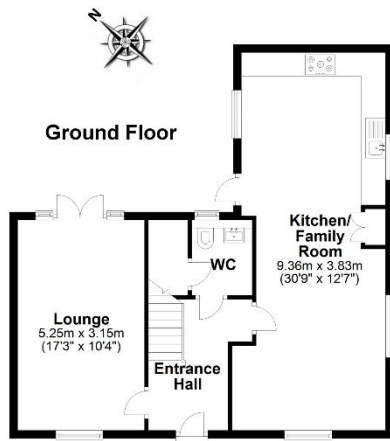
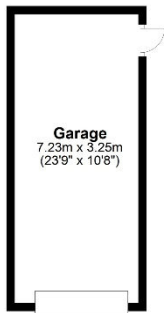
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**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

**Sales**  
01245 250 222  
**Lettings**  
01245 253 377  
**Mortgages**  
01245 253 370

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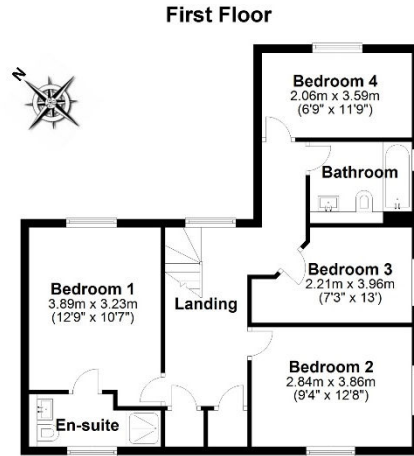
## Floor Plans



APPROX INTERNAL FLOOR AREA  
43 SQ M 461 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
126 SQ M 1362 SQ FT  
EXCLUDING GARAGE

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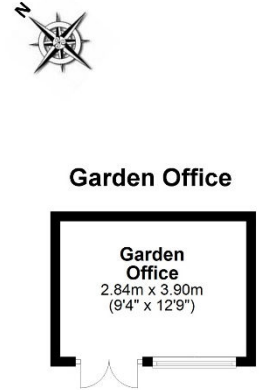
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APPROX INTERNAL FLOOR AREA  
63 SQ M 681 SQ FT  
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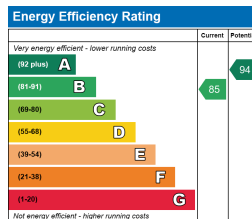
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## Features

- Bright & airy rooms throughout
- No onward chain
- Ground floor cloakroom
- Spacious lounge & kitchen/family room
- Four good size bedrooms
- Two bath/shower rooms
- Garage & driveway
- Air-conditioned garden office
- Walking distance of the village shops & pubs
- Good access to the A12

## EPC Rating



## The Nitty Gritty

Tenure: Freehold

Band E is the Council Tax band for this property and the annual council tax bill is £2,472.36.

Estate management charge: There is an annual charge of approximately £270 towards the upkeep of the development.

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

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# HOME



**Boreham**  
**Guide Price £575,000**  
**4-bed detached house**

## Dukes Wood Close

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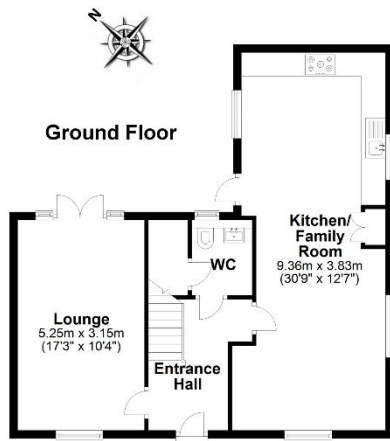
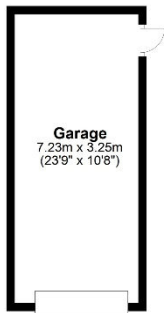
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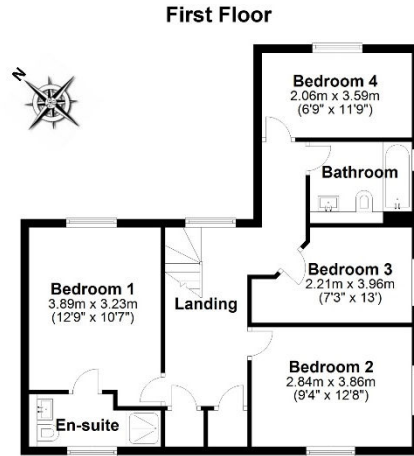
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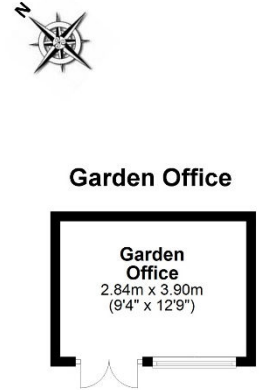
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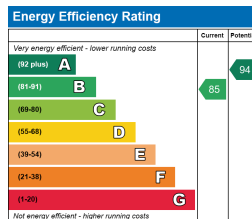
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## Features

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- No onward chain
- Ground floor cloakroom
- Spacious lounge & kitchen/family room
- Four good size bedrooms
- Two bath/shower rooms
- Garage & driveway
- Air-conditioned garden office
- Walking distance of the village shops & pubs
- Good access to the A12

## EPC Rating



## The Nitty Gritty

Tenure: Freehold

Band E is the Council Tax band for this property and the annual council tax bill is £2,472.36.

Estate management charge: There is an annual charge of approximately £270 towards the upkeep of the development.

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# HOME



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**Guide Price £575,000**  
**4-bed detached house**

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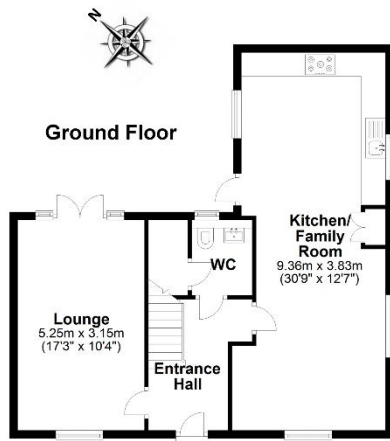
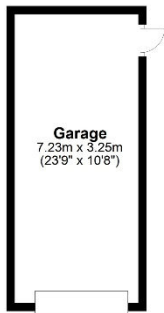
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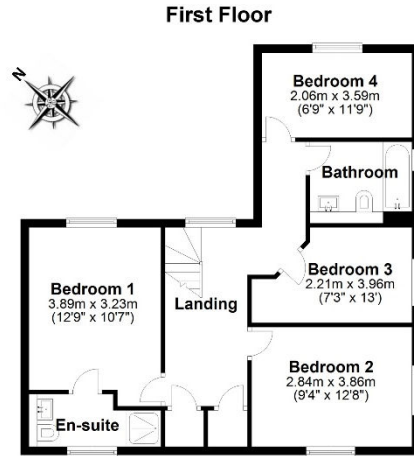
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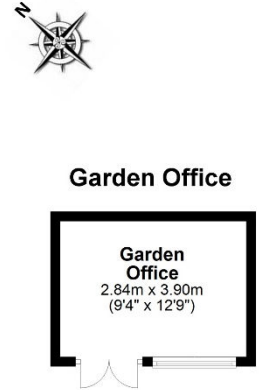
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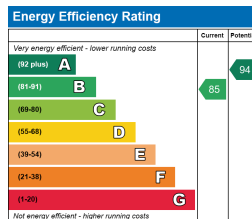
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