

# HOME



**Chelmsford**  
**£550,000**  
**3-bed bungalow**

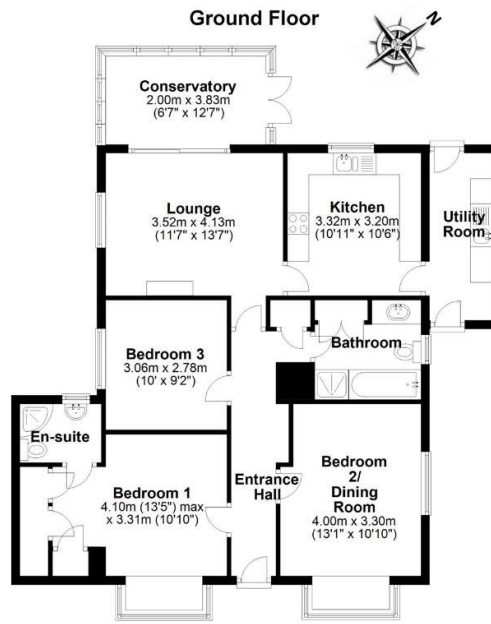
## Butts Way

Situated in a semi rural location is this three bedroom detached bungalow occupying a good sized plot. The accommodation comprises an entrance hall with a built-in storage cupboard and doors giving access to the bedrooms. The master bedroom is at the front of the property and has an ensuite shower room/WC. There are an additional two further double bedrooms as well as a family four piece bathroom. The lounge is situated at the rear of the property and has double glazed patio doors leading into a conservatory with doors leading out to the rear garden. In addition there is a kitchen which is fitted with a range of base and wall units and includes an integrated slimline dishwasher, fridge, fitted oven and jet convection and grill microwave and four ring induction hob with extractor hood above. A door then gives access to a useful utility room with further storage space and plumbing for a washing machine and space for a tumble dryer. Doors either end give access to the side and rear of the property. The rear commences with a paved patio area and then has steps down to an area of lawn with a further decked area and pergola. To the side of the property, there is a greenhouse, storage and a timber garden shed. To the front of the property, there is parking available for 5/6 cars.

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

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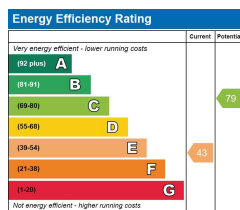
TOTAL APPROX INTERNAL FLOOR AREA  
 97 SQ M 1039 SQ FT  
 This plan is for layout guidance only and is  
**NOT TO SCALE**  
 Whilst every care is taken in the preparation  
 of this plan, please check all dimensions,  
 shapes & compass bearings before making  
 any decisions reliant upon them.  
 Copyright



**Features**

- Three bedrooms
- En suite to Bedroom one
- Fitted kitchen
- Utility room
- Bathroom/shower room
- Ideal access for A12
- Plenty of nearby walks across open countryside
- Approx. 4 miles to City centre
- 0.9 miles from Horse and Groom public house & Galleywood common
- 0.6 mile walk to Hylands Park

**EPC Rating**



**The Nitty Gritty**

Tenure: Freehold

Agent Note: The seller pays £180 pa towards the upkeep of the private road.

Council Tax: The Council tax for this property is band D with an annual amount of £2084.49

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