

# HOME



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

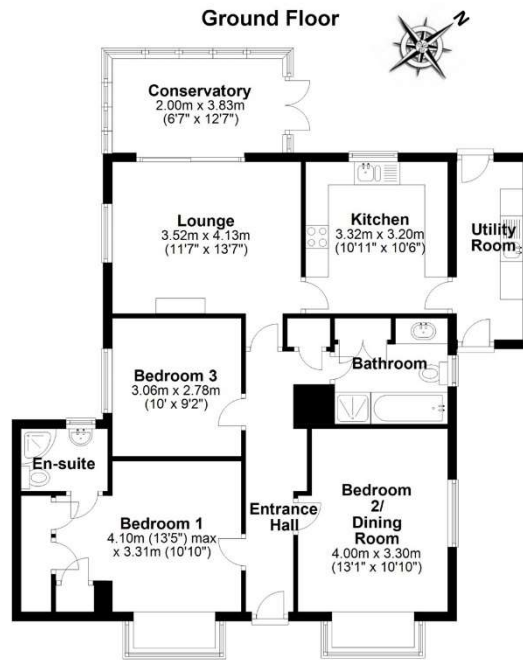
## Butts Way

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

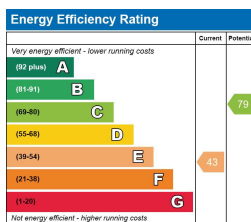
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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HOME

**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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