

# HOME



**Chelmsford**  
**£850,000**  
**4-bed detached house**

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

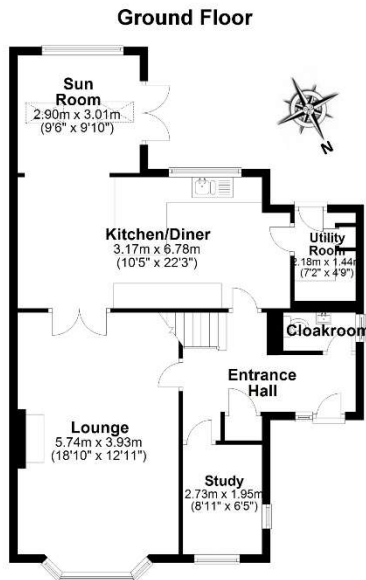
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## Phoenix Grove

Occupying a private mews setting just off New London Road is this spacious four bedroom detached family home. The accommodation comprises an entrance hall with a staircase to the first floor and a useful built-in storage cupboard. There is a good sized lounge with a feature bay window to the front aspect as well as a fireplace housing a gas log burner. Double doors lead through to a kitchen/diner. This room is fitted with a range of base and eye level units and incorporates a double oven and a four ring induction hob with a ceiling mounted extractor hood above. In addition, there is an integrated dishwasher and microwave. There is also a study, ground floor cloakroom and utility room. Upstairs, there are four bedrooms all of which have built-in storage. Bedroom one has en-suite facilities. In addition, there is a bath/shower room. To the front of the property there is a small garden. A gravel driveway provides off-road parking for 2-3 (subject to vehicle size) and gives access to a detached double garage. There is a secluded rear garden which commences with a patio area and is then laid principally to lawn with established flower and shrub borders. There is also a feature sunken patio area and mature trees.

## Floor Plans



APPROX INTERNAL FLOOR AREA  
76 SQ M 814 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
142 SQ M 1523 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.

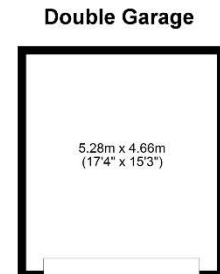
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APPROX INTERNAL FLOOR AREA  
66 SQ M 709 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
142 SQ M 1523 SQ FT

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TOTAL APPROX INTERNAL FLOOR AREA  
25 SQ M 265 SQ FT

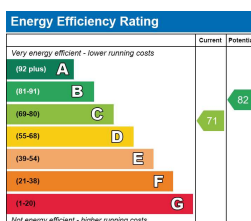
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## Features

- Private mews setting
- Ground floor cloakroom
- Lounge with gas log burner
- Re-fitted kitchen/diner
- Study & sun room
- En-suite shower room
- Double garage & off road parking
- Secluded rear garden
- Walking distance of the railway station
- Trains to London Stratford from 31 minutes & Liverpool Street 36 minutes

## EPC Rating



## The Nitty Gritty

Tenure: Freehold

Council Tax: Band F is the council tax band for this property with an annual amount of £3,010.93

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Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

