# HOME

















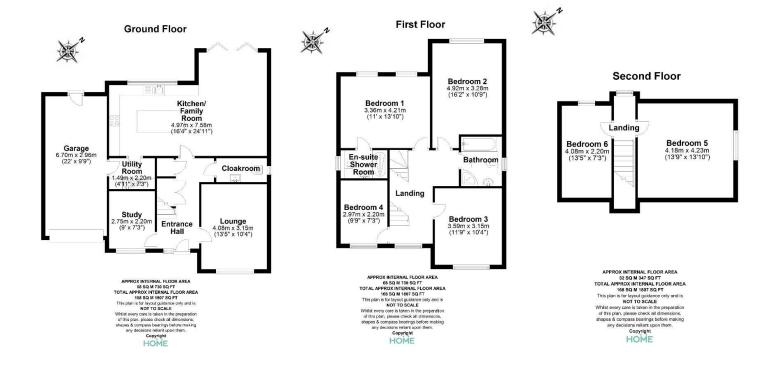
This stunning detached house is located in the popular Tile Kiln development in Chelmsford, and is within the catchment area for the highly sought-after Great Baddow High School. The property boasts a modern and spacious open plan kitchen/family room, complete with bi-folding doors that open out onto the beautifully landscaped 75ft south facing rear garden.

The ground floor also features a separate utility room, a study overlooking the front of the property, lounge, W.C, and a convenient garage for additional storage or parking. The first floor is where you will find the master bedroom with ensuite bathroom, as well as three additional double bedrooms and a family bathroom. The second floor offers a further two double bedrooms that could be used as a guest suite.

The property is positioned overlooking orchards, providing a peaceful and picturesque backdrop. Residents of Chelmsford can also enjoy a variety of amenities and attractions, including shopping and dining at the Bond Street shopping center, exploring the stunning Hylands House and Estate, or taking a stroll along the River Chelmer. Chelmsford also offers excellent transportation connections, with easy access to London Liverpool Street via the train station and major road networks such as the A12 and M25. With its ample space, modern design, and desirable location, this property is the perfect family home in Chelmsford, Essex.

Sales

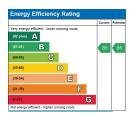
#### Floor Plans



### **Features**

- 1807sqft of accommodation
- Great Baddow High School catchment
- Open plan kitchen/family room with Bi-Folding doors
- Separate utility room
- Study overlooking the front
- Master bedroom with ensuite
- Second floor ideal for guest suite
- 75ft south facing rear garden
- Driveway and garage parking
- Overlooking orchards

### **EPC Rating**



## The Nitty Gritty

Tenure: Freehold

Band F is the Council Tax band for this property and the annual council tax bill is £3,010.93.

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.

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.







