



Abell Way, Chancellor Park
£475,000
3 - bed detached house

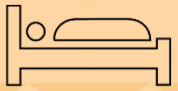
HOME



EPC
C



Council Band
E (£2,625.26)



Bedrooms
3



Bathrooms
2



Heating
Gas Central
Heating



Parking
Double width
carport



Outside Space
South-east
facing garden



Tenure
Freehold



Abell Way

This beautiful detached house in Chancellor Park, Chelmer Village, Chelmsford is the perfect family home. The property boasts three double bedrooms, with the master bedroom featuring an en-suite bathroom for added convenience.

On the ground floor, you will find a fitted kitchen, a sitting room, and a lovely conservatory/dining room that is perfect for entertaining guests or enjoying family meals. There is also a ground floor cloakroom/WC for added convenience.

The first floor features a spacious lounge, providing the perfect space for relaxation and unwinding after a long day.

Outside, the property benefits from a double width carport and a single garage, providing ample parking space for multiple vehicles. The Southeast facing rear garden is a wonderful place to enjoy the outdoors and soak up the sunshine.



Features

- Ground floor cloakroom/WC
- Fitted kitchen
- Ground floor sitting room
- Conservatory/dining room
- First floor lounge
- Three double bedrooms
- Bedroom 1 with en-suite
- Double width carport
- Single garage
- South-east facing rear garden

Location

Chancellor Park is a desirable location in Chelmsford, offering a peaceful and family-friendly environment. The property is close to local amenities, schools, and parks.

Niceties

Chelmsford also boasts a range of cultural attractions, including museums and art galleries, as well as a variety of restaurants and cafes to enjoy.

Travel

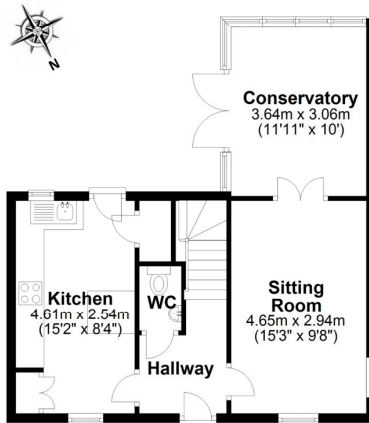
With excellent transportation links to London and beyond. Chelmsford station has a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes.

Schools

The property is conveniently located just a 0.4 mile walk to Chancellor Park Primary School, and Boswells Secondary school is 1.1 miles away.

Floor Plans

Ground Floor



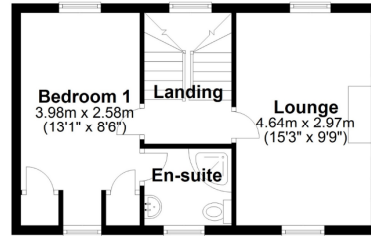
APPROX INTERNAL FLOOR AREA
46 SQ M 497 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
116 SQ M 1253 SQ FT

This plan is for layout guidance only and is NOT TO SCALE

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First Floor



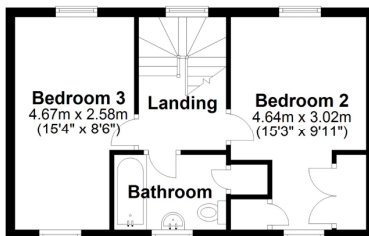
APPROX INTERNAL FLOOR AREA
35 SQ M 378 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
116 SQ M 1253 SQ FT

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Second Floor



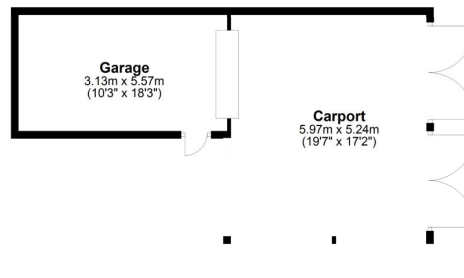
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Garage & Carport



TOTAL APPROX INTERNAL FLOOR AREA
49 SQ M 529 SQ FT

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EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

The Nitty Gritty

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.

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thehomepartnership.co.uk

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