

# HOME



**Chelmsford**  
**£730,000**  
**4-bed semi detached house**

## Widford Road

Situated in an established residential location on the outskirts of the city centre is this extended and improved four bedroom semi detached house offering an impressive 1700 sq ft of accommodation. The accommodation comprises an entrance hall with a staircase to the first floor with a useful storage cupboard beneath. To the front of the property, there is a sitting room with a bay window and feature fireplace. An inner hall leads to a good sized lounge with double glazed patio doors leading onto the rear garden. The lounge is open plan to an impressive kitchen/diner which is over 30' in depth and has a vaulted ceiling. The kitchen is fitted with a superb range of base and eye level units and has patio doors leading onto the rear garden. To further complement the ground floor accommodation there is a cloakroom and a utility room. Upstairs on the first floor there is a master bedroom with an en suite shower room as well as two further bedrooms and a family bathroom/WC. On the second floor there is a further double bedroom with an en suite shower room. To the front of the property there is off-road parking for two cars. The rear garden is approximately 100' in depth and commences with a patio area and is then laid principally to lawn with flower and shrub borders. To the rear of the garden there is a useful home office that measures 6 metres by 4 metres and is split into a room with a separate store area, this space is perfect for an outside home office, gym or den for all the family to enjoy!

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

[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

**Sales**  
01245 250 222  
**Lettings**  
01245 253 377  
**Mortgages**  
01245 253 370

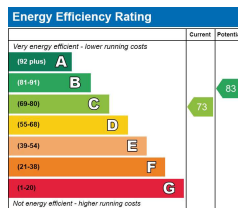
## Floor Plans



## Features

- Offering over 1700 sq ft of accommodation
- Two en-suite shower rooms
- Ground floor W/C & separate utility area
- Two/three reception rooms
- Close to Widford Lodge Preparatory School
- 100' rear garden
- Kitchen/diner with feature vaulted ceiling
- Four double bedrooms
- Garden room
- Good access to A12

## EPC Rating



## The Nitty Gritty

Tenure: Freehold

Band E is the Council Tax band for this property and the annual council tax bill is £2,547.71

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.

