



Anchor Reach, Chelmsford, CM3 5GS
Price £565,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

SOLD PRIOR TO MARKETING - A well-presented four bedroom detached family home located on Anchor Reach. The ground floor offers a spacious and versatile layout, comprising a welcoming living room with double doors opening through to the dining room, creating an ideal space for entertaining. The kitchen wraps around to a separate snug, providing a comfortable additional reception area, while a convenient downstairs cloakroom is located beneath the stairs. To the first floor are four well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from built-in wardrobes and its own ensuite shower room, providing a practical and private principal suite. Freehold, EPC - C, Council Tax Band - E

Lounge

16'4" x 11'5" (4.99 x 3.49)

Laminate to floor, double glazed window to front aspect, radiator to wall, textured ceilings, double door leading to dining room.

Dinning Room

9'10" x 8'11" (3.02 x 2.74)

Laminate to floor, radiator to wall, textured ceiling, double glazed door leading to conservatory

Kitchen

9'9" x 9'3" (2.99 x 2.84)

Fitted with a range of eye and base level units, laminate work surface, one and a half bowl sink unit with mixer tap, laminate work surface, integrated oven, gas hob, extractor hood, plumbing for washing machine and dishwasher, open plan to: -

Snug

8'5" x 7'7" (2.58 x 2.32)

Laminate to floor, radiator to wall, smooth ceiling, door leading to the remaining garage.

Bedroom One

16'0" x 12'10" (4.88 x 3.92)

Carpet to floor, built in wardrobes to wall, window to front aspect, door leading to ensuite

Bedrooms Two

10'3" x 9'7" (3.13 x 2.93)

Double glazed window to rear aspect, laminate to floor, textured ceiling, radiator to wall.

Bedroom Three

9'8" x 6'11" (2.97 x 2.12)

Double glazed window to rear aspect, Laminate to floor, radiator to wall, textured ceilings.

Bedroom Four

9'10" x 7'10" (3.0 x 2.40)

Double glazed window to front aspect, Laminate to floor, radiator to wall, textured ceilings.

En-suite

5'10" x 4'10" (1.80 x 1.49)

Quadrant shower, wash hand basin, low level w.c., fully tiled, chrome heated towel rail.

Family Bathroom

6'9" x 6'0" (2.08 x 1.84)

PVCu double glazed window to rear, panel enclosed shower bath, pedestal wash hand basin, low level w.c., fully tiled to walls, underfloor heating.

Sun Room

14'7" x 10'0" (4.45 x 3.06)

Double glazed roof and window door leading to garden.

Garden

Lawned garden with decking to rear.

AGENT NOTES

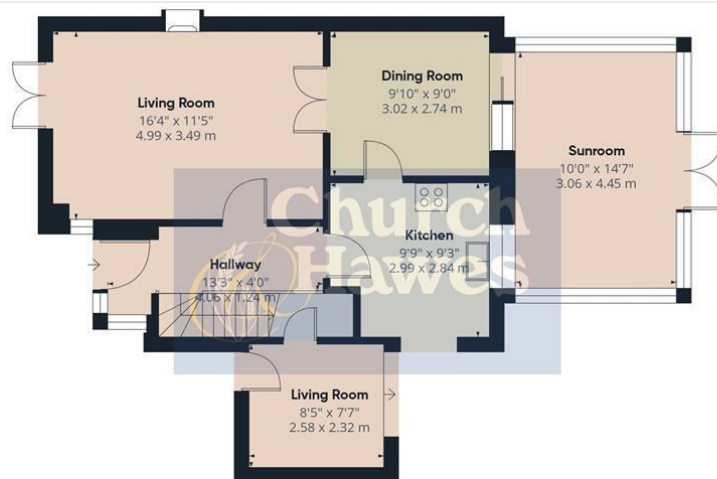
Agents Note & Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that

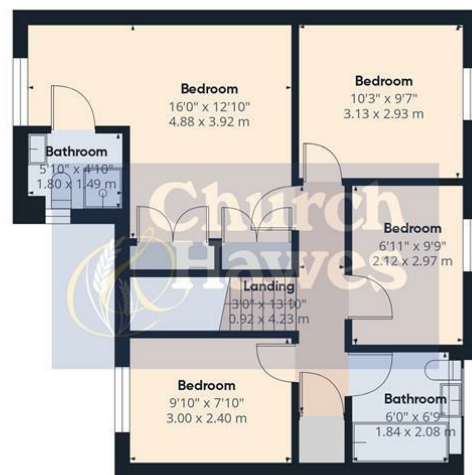
they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that 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.



Floor 0



Floor 1

Approximate total area⁽¹⁾
1218 ft²
113.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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