

**oakheart**



£415,000

Asking Price

Wentworth Road, Chelmsford

Nestled in the Channels development, this nearly new semi-detached house on Wentworth Road presents an excellent opportunity for those seeking a modern and comfortable living space. Built around 2020, this property boasts a well-designed layout, encompassing 769 square feet of inviting living space.

The home features a spacious reception room, perfect for entertaining guests or enjoying quiet evenings in. With two bedrooms, it offers ample accommodation for small families or professionals seeking a peaceful

retreat. The bathroom is thoughtfully appointed, ensuring convenience and comfort.

One of the standout features of this property is the parking with space for two vehicles, a rare find in many modern housing estates. The location is particularly appealing, with schools, shops, and Beaulieu train station all within walking distance, making daily commutes and errands effortless.

For those who enjoy outdoor activities, the nearby Little Channels Golf Club is just a five-minute drive away, while stunning parkland walks are right on your doorstep, providing a perfect escape into nature.

Offered with no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this home in Little Waltham is a delightful choice that combines modern living with a welcoming community atmosphere. Don't miss the chance to view this lovely property and experience all it has to offer.











**Local Authority:**

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**Tenure:**  
Freehold

**Council Tax Band:**

**Approximate total area<sup>(1)</sup>**

71.5 m<sup>2</sup>  
769 ft<sup>2</sup>

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

(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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Oakheart Chelmsford  
01245 800181  
chelmsford@oakheart.co.uk  
20 Victoria Road, Chelmsford, Essex, CM1 1PA

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