

oakheart



£425,000

Guide Price

Church Road, Chelmsford

Guide Price of £425,000 to £450,000.

Situated on Church Road, this three-bedroom home offers generous living space, a separate ground-floor office and an enclosed rear garden, together with a block-paved frontage providing off-road parking for two cars. Boreham offers local shops, pubs and a primary school, with further amenities in nearby Chelmsford. The A12 is conveniently accessible, while Beaulieu Park railway station is a short drive away, offering efficient services to London Liverpool Street.

The entrance hallway leads to a spacious lounge measuring approximately

17'11" x 15'2", providing plenty of room for seating and entertaining. A separate room at the front is currently arranged as an office, offering a useful space for working from home or potential use as a dining room, playroom or hobby room. There is also a ground floor cloakroom accessed off the hallway.

To the rear, the kitchen/diner features a range of wood-fronted wall and base units, ample worktop space and room for a dining table. Glazed sliding doors connect the dining area with the garden, making this a practical space for everyday meals and summer gatherings.

Upstairs, the landing gives access to three bedrooms and the family bathroom.

The principal bedroom measures approximately 11'1" x 14'0", while the remaining rooms offer flexibility for children, guests or additional workspace. The bathroom is fitted with a white suite, including a bath with a shower over.

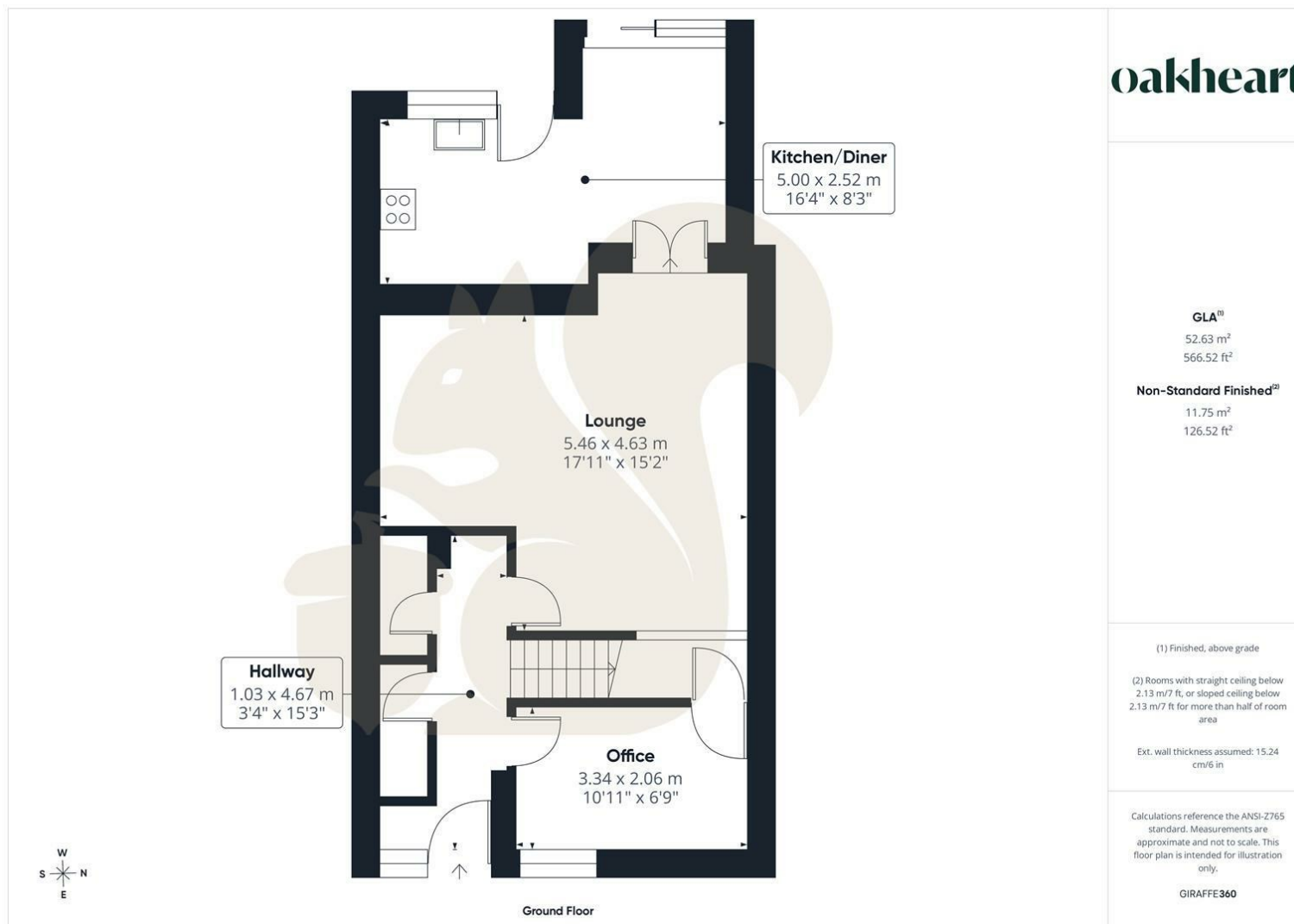
Outside, the rear garden combines lawn and paved seating areas, enclosed by fencing, with a timber shed providing useful storage and an outbuilding with power and water. The block-paved frontage offers convenient parking directly outside the property.











Local Authority:
Chelmsford Council

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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