



## Barlows Reach

Chelmsford, CM2 6SN

**£575,000**

Freehold  
Tax Band: E



Boasting a SELF-CONTAINED ANNEX - ideal for teenagers, an elderly relative, a STUDIO, or to run a business from home - and a GENEROUS CORNER PLOT is this well presented detached family home. Also offering FOUR GOOD SIZED BEDROOMS with an EN-SUITE to the master bedroom, spacious lounge, dining room, re-fitted kitchen and DRIVEWAY PARKING FOR 5 CARS. Ideally located in Chelmer Village, close to local shops, schools, amenities and the city centre. Contact Hamilton Piers to view!



# Barlows Reach, Chelmsford, CM2 6SN

## Ground Floor:

### Entrance Hall:

Composite entrance door to front, doors to cloakroom, kitchen, dining room, lounge, stairs to first floor, cupboard, radiator, wood effect flooring.

### Cloakroom:

Obscure double glazed window to side, low level W/C, vanity hand wash basin, chrome towel radiator, part tiled walls, tiled flooring.

### Kitchen:

15'5" x 7'10" (4.70m x 2.39m)

Double glazed window and door to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for Beiling cooker, American fridge freezer, washing machine, dishwasher, tiled flooring.

### Dining Room:

11'7" x 9'5" (3.53m x 2.87m)

Double glazed window front, radiator, wood effect flooring.

### Lounge:

19'7" x 11'10" (5.97m x 3.61m)

Dual aspect double glazed window to front and rear, radiator.

## First Floor:

### Landing:

Doors to bedroom one, bedroom two, bedroom three, bedroom four, family bathroom, airing cupboard, loft access.

### Bedroom One:

12'8" x 12'2" (3.86m x 3.71m)

Double glazed window to front, door to en-suite, radiator, wood effect flooring.

### En-Suite:

6'10" x 4'9" (2.08m x 1.45m)

Obscure double glazed window to side, fully tiled double shower cubicle, low level W/C, vanity hand wash basin, chrome towel radiator, part tiled walls, tiled flooring.

### Bedroom Two:

11'9" x 9'5" (3.58m x 2.87m)

Double glazed window to front, radiator, cupboard.

### Bedroom Three:

10' x 7'5" (3.05m x 2.26m)

Double glazed window to rear, radiator.

### Bedroom Four:

8'6" x 6'10" (2.59m x 2.08m)

Doubel glazed window to rear, radiator.

### Family Bathroom:

6'9" x 5'8" (2.06m x 1.73m)

Obscure double glazed window to rear, p shaped bath with shower over and shower mixer tap, vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls and flooring.

## Exterior:

### Rear Garden:

Generous corner plot, paved patio to immediate rear, gated side access, door to self contained annex, rest laid to lawn.

### Annex:

### Living Area:

15'9" x 11' > 8' (4.80m x 3.35m > 2.44m)

Two double glazed windows to side, range of base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, space for under counter fridge freezer, doors to bedroom, shower room, wood effect flooring.

### Bedroom / Office:

9' x 7'8" (2.74m x 2.34m)

Double glazed window to front, wood effect flooring.

### Shower Room:

6'4" x 4'9" (1.93m x 1.45m)

Fully tiled shower cubicle, low level W/C, vanity hand wash basin, part tiled walls, tiled flooring.

### Frontage & Parking:

Shingled driveway with parking for 5 cars.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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