



Goat Hall Lane
Galleywood, Chelmsford Essex CM2 8PH
Guide Price £800,000-£850,000

Goat Hall Lane, Galleywood, Chelmsford, Essex CM2 8PH

This unique four-bedroom property is located in a tranquil setting in Galleywood, close to the ever sought-after common, boasting an open-plan living space with breathtaking views. It features a driveway for multiple cars, detached garage, a generous wrap-around garden with unobstructed views of neighbouring fields, underfloor heating throughout, and an eco Wildflower Live Roof.

Upon arrival, you'll find a private driveway and well-maintained front garden behind a post and rail fence. The central entrance hall leads to the open-plan living and kitchen area with dual aspect windows and large sliding doors, providing ample natural light and picturesque views. The kitchen is tastefully finished with navy units, oak worktops, and a range of Neff kitchen appliances, followed by a utility room.

The property comprises three/four double bedrooms, all carpeted, with two having large sliding doors overlooking the rear aspect. The principal suite includes a beautiful en-suite with walk-in shower, his & hers wash hand basins, a low-level WC, and a dressing room. The four-piece family bathroom features tiled flooring, a freestanding bath, a walk-in shower cubicle, a wall-hung wash hand basin, and a WC.

This recently constructed property is a must-see to fully appreciate the quality and setting.





ENTRANCE HALL
OPEN PLAN LOUNGE/KITCHEN
24'4 x 23'2 (7.42m x 7.06m)
UTILITY ROOM
BEDROOM ONE
13'2 x 13'1 (4.01m x 3.99m)
EN-SUITE SHOWER ROOM
7'8 x 4'9 (2.34m x 1.45m)
DRESSING ROOM
BEDROOM TWO
11'11 x 9'4 (3.63m x 2.84m)
BEDROOM THREE
11'11 x 9'2 (3.63m x 2.79m)
BEDROOM FOUR
11'11 x 9'4 (3.63m x 2.84m)
BATHROOM
12'5 x 6'5 (3.78m x 1.96m)
REAR GARDEN
GARAGE





Approximate Gross Internal Area = 1418 sq ft / 131.7 sq m

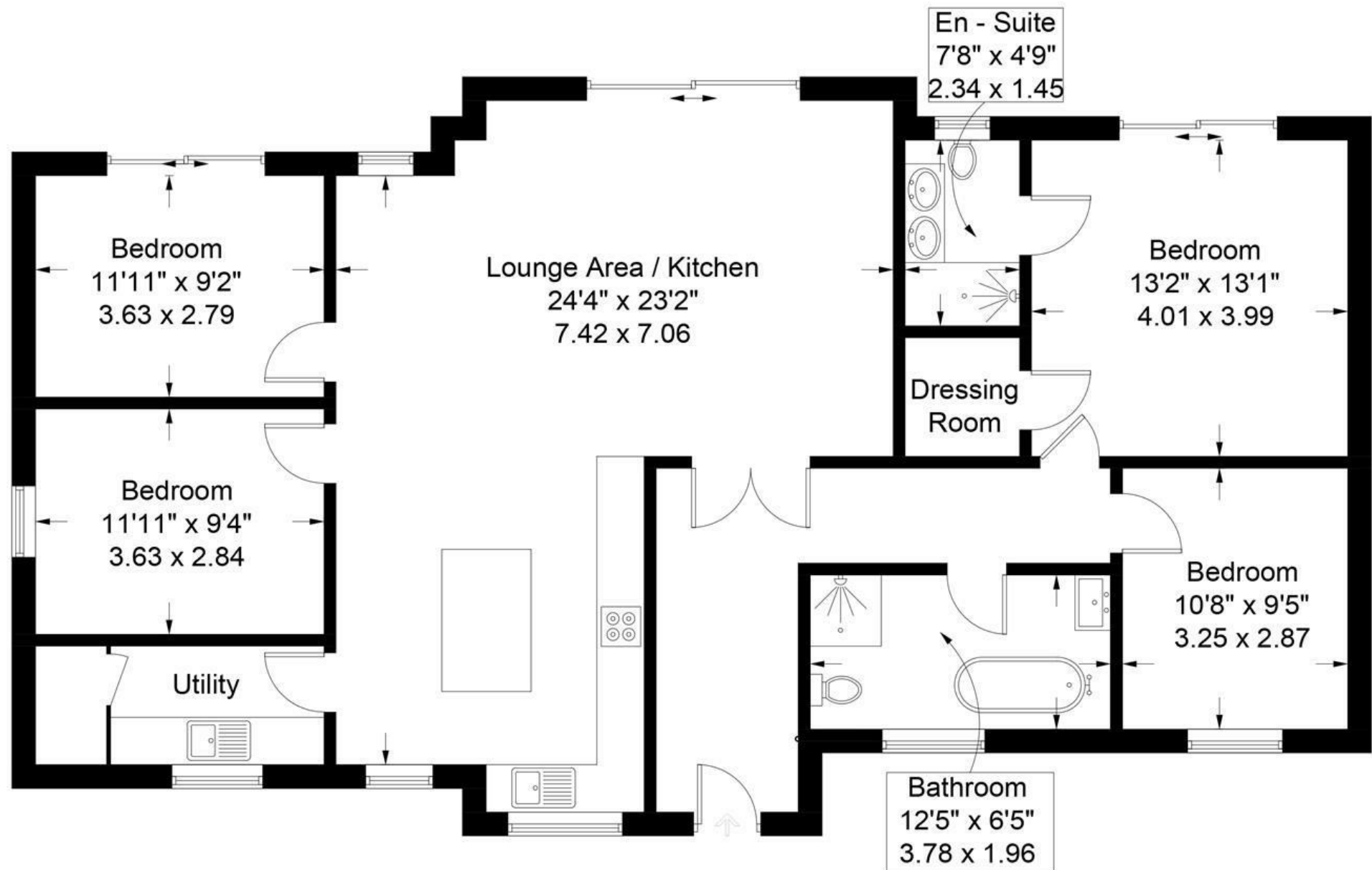
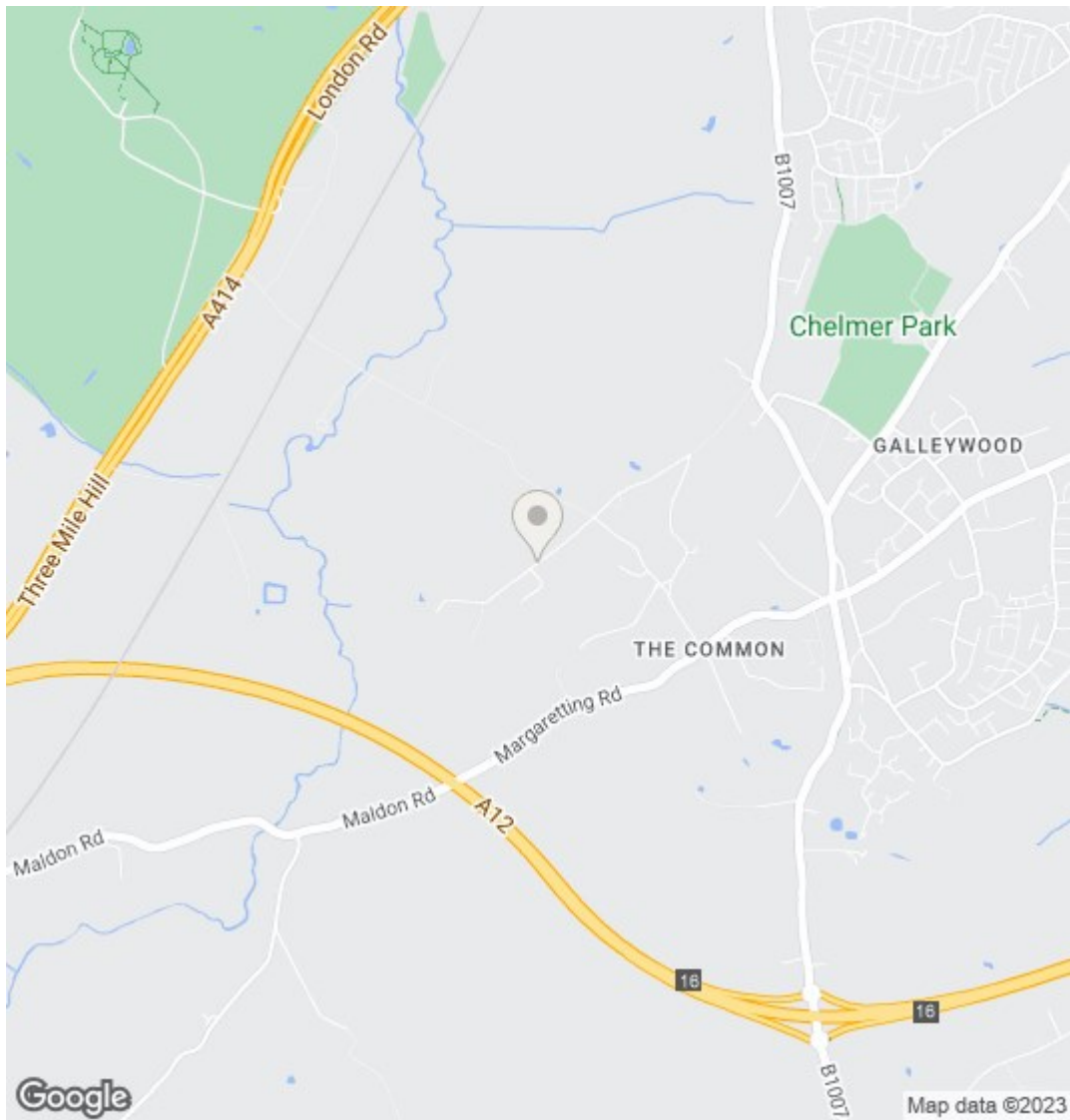


Illustration for identification purposes only, measurements are approximate,
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	79
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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