



Taylor View

Chelmsford Essex CM1 6DG

Guide Price £1,250,000 - £1,300,000



## Taylor View, Chelmsford, Essex CM1 6DG

GUIDE PRICE £1,250,000 to £1,300,000

This pristine property set within the Beaulieu Park Estate boasts wonderful parkland views, with five large bedrooms, two en-suites, and a stunning open-plan living space across the rear of the property.

Being just a 5 minute country-path walk to the prestigious New Hall school, situated overlooking beautiful parkland, and just a short drive to Chelmsford city centre, this property offers a superb blend of convenience, space, and wonderful views.

Upon entering the property there is a magnificent grand staircase, which leads to an elegant galleried landing. There are a total of three reception rooms, each offering versatility and space. The main sitting room is accessed by double doors from the hallway, creating a comfortable and inviting room.

The impressive kitchen/family room spans the entire width of the property and offers ample space for dining & entertaining.

A sizeable garden provides excellent, private space for outdoor entertaining, and gives access to a double garage with boarded loft storage. Off street parking is provided in front of the garage for up to four vehicles.









**ENTRANCE HALL**

**RECEPTION ROOM**

18'9 x 13'1 (5.72m x 3.99m)

**FAMILY ROOM**

13'8 x 12'11 (4.17m x 3.94m)

**KITCHEN/BREAKFAST ROOM**

28'3 x 13'8 (8.61m x 4.17m)

**UTILITY ROOM**

7'9 x 6'6 (2.36m x 1.98m)

**CLOAKROOM**

**DINING ROOM**

12'10 x 12'1 (3.91m x 3.68m)

**STAIRS LEADING TO**

**BEDROOM ONE**

13'7 x 13'1 (4.14m x 3.99m)

**EN-SUITE BATHROOM**

**BEDROOM TWO**

13'7 x 12'11 (4.14m x 3.94m)

**EN-SUITE SHOWER ROOM**

**BEDROOM THREE**

14'11 x 10'6 (4.55m x 3.20m)

**BEDROOM FOUR**

12'10 x 12'5 (3.91m x 3.78m)

**BEDROOM FIVE**

13'0 x 11'3 (3.96m x 3.43m)

**BATHROOM**

**GARAGE**

21'2 x 19'11 (6.45m x 6.07m)







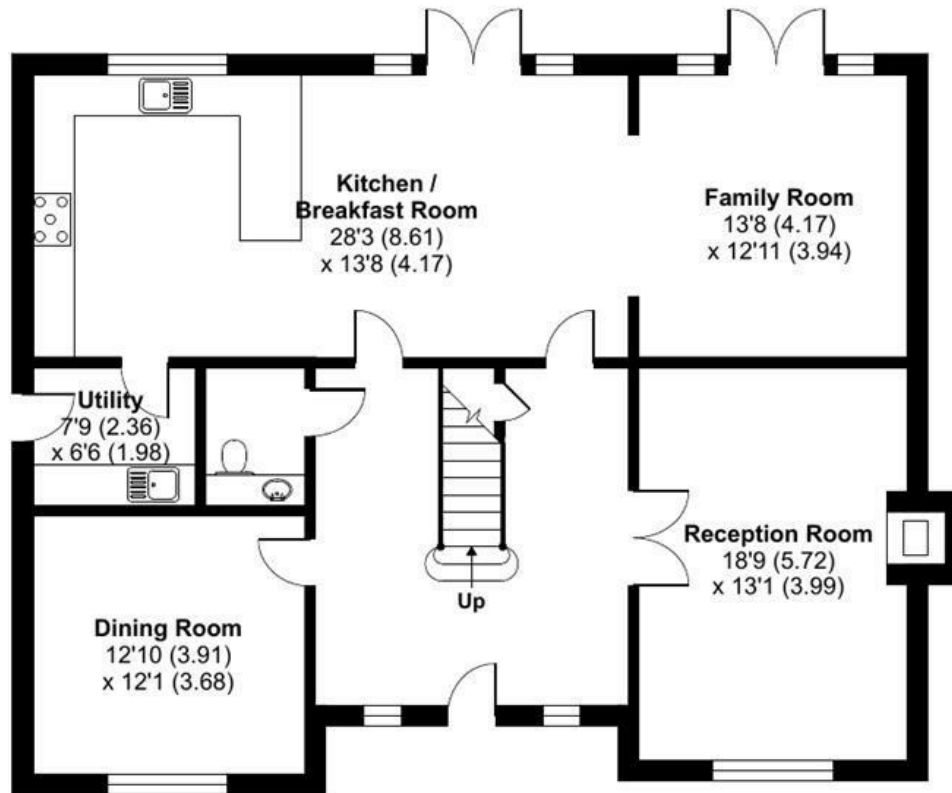
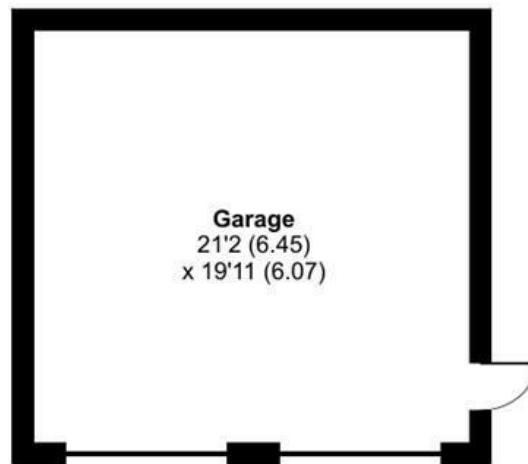
# Taylor View, Chelmsford, CM1

Approximate Area = 2704 sq ft / 251.2 sq m (excludes voids)

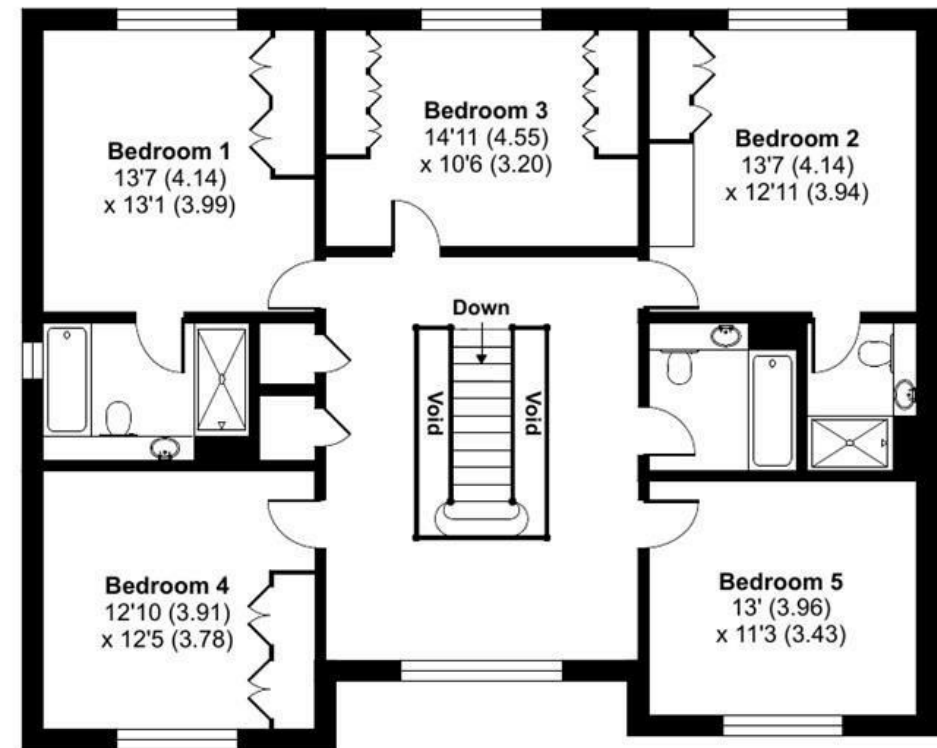
Outbuilding = 423 sq ft / 39.2 sq m

Total = 3127 sq ft / 290.4 sq m

For identification only - Not to scale

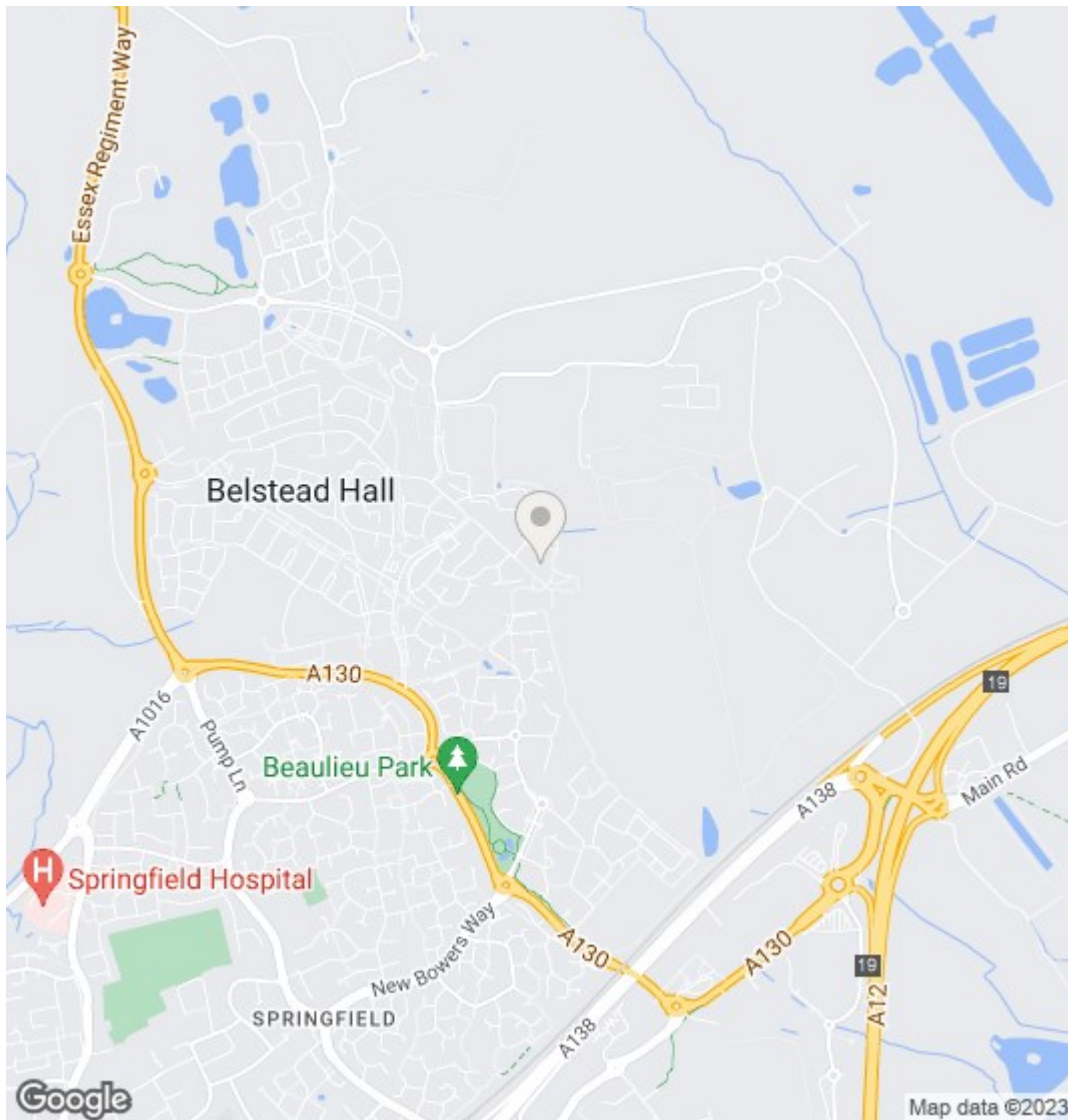


GROUND FLOOR



FIRST FLOOR





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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