



Channels
£650,000
4-bed semi detached house

Woburn View

Situated on the sought-after Channels development in Chelmsford, this four-bedroom, three-bathroom family home offers well-presented and spacious accommodation arranged over three floors. On entering the property, you are welcomed into this spacious home, with high ceilings and large windows bringing plenty of natural light into the main living areas. The layout works particularly well for family life, with the accommodation giving you plenty of open living space.

Downstairs, we have a large open-plan lounge and dining area, creating a good-sized central space for the family to enjoy. This leads through to the modern fitted kitchen. On the first floor, we have bedrooms two, three and four, with the second bedroom boasting an en-suite shower room and a large family bathroom. On the second floor is the home's master bedroom, with a dressing room, en-suite bathroom and balcony. With four bedrooms and three bathrooms in total, this home is particularly practical for a larger family. Outside, the rear garden has been landscaped and offers a good level of privacy. There is space for seating and outdoor dining, with access to the gate leading to the driveway.

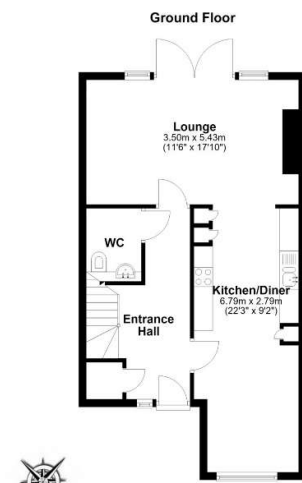
Channels has quickly become one of the most exciting and highly sought after places to live where you can take a calming walk around the various lakes that are dotted around the development and access through to the connecting foot and cycle paths set in acres of landscaped and open space in the neighbouring Beaulieu Park area. The Park and Ride (North) bus service is located just a short drive away which takes you direct to the railway station. Chelmsford station has a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes.

Chelmsford
11 Duke Street
Essex CM1 1HL

thehomepartnership.co.uk

Sales
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Lettings
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Mortgages
01245 253 370

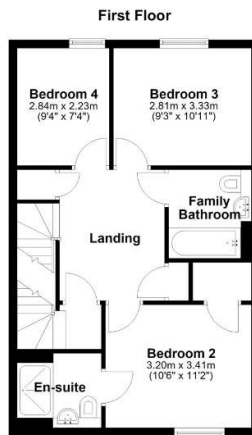
Floor Plans



APPROX INTERNAL FLOOR AREA
52 SQ M 557 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
(EXCLUDING BALCONY)
146 SQ M 1571 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.

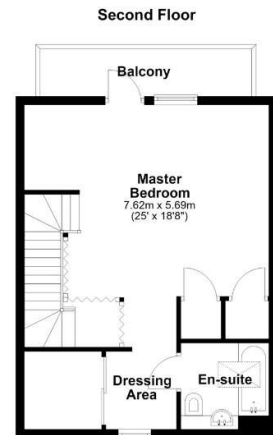
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APPROX INTERNAL FLOOR AREA
52 SQ M 558 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
(EXCLUDING BALCONY)
146 SQ M 1571 SQ FT

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APPROX INTERNAL FLOOR AREA
42 SQ M 456 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
(EXCLUDING BALCONY)
146 SQ M 1571 SQ FT

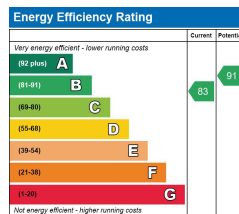
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Features

- Spacious accommodation extending to over 1,500 sq ft
- Situated on the sought-after Channels Development
- Accommodation arranged over three floors
- Open-plan kitchen/diner
- Off-road parking
- Excellent access to the A12 and A120
- Convenient access to the nearby Park & Ride (North) bus service
- Close to excellent schools and a range of local amenities
- Low-maintenance rear garden
- Private balcony off the master bedroom

EPC Rating



The Nitty Gritty (Spice Girls Edition)

Tenure: Freehold

Band F is the council tax band for this property with an annual amount of £3,365.70.

As an integral part of the community, we've got to know the girl power squad of professionals who can help make your property journey as smooth as possible. If we recommend someone to you, you can trust that we're doing so in good faith and because we believe they can help make the process spice up your life — not complicate it!

That said, What We Really, Really Want you to know is that a small number of the parties we recommend (certainly not the majority) may, on occasion, pay us a referral fee of up to £200.

There's no need to zig-a-zig-ah — you are under absolutely no obligation to use any third party we recommend, and the choice is entirely yours.

Should you successfully have an offer accepted on one of our properties and proceed to purchase it, there is an administration charge of £36 inc. VAT per person to complete our Anti-Money Laundering Identity Checks.

This charge is non-refundable.

