



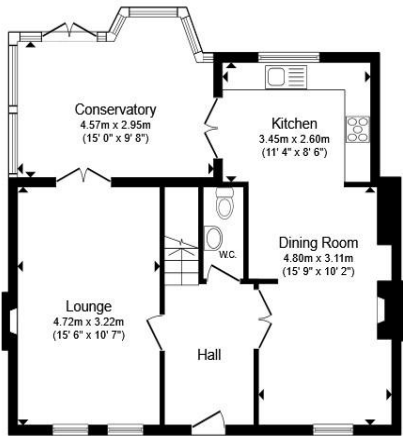
**Samuel Manor, Chelmer Village Chelmsford CM2 6PU**

**welcome to**

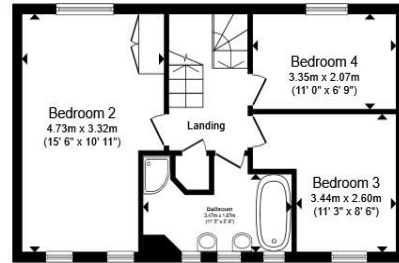
**Samuel Manor, Chelmer Village Chelmsford**

William H Brown are delighted to offer this EXECUTIVE DETACHED family home that's tucked away in the heart of Chelmer Village. The home has been EXTENDED and benefits from lots of natural light and superb locality to great school catchments.

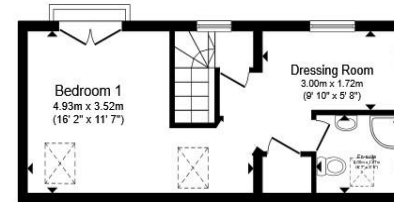




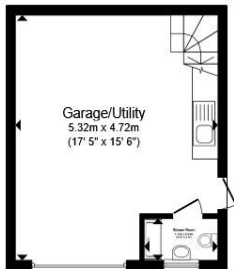
Ground Floor



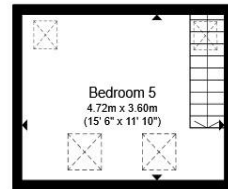
First Floor



Second Floor



Garage Ground Floor



Garage First Floor

Total floor area 187.7 m<sup>2</sup> (2,021 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Ground Floor

Entrance Hall

Cloakroom

Lounge

16' 4" x 10' 10" ( 4.98m x 3.30m )

Kitchen / Diner

25' 8" x 12' ( 7.82m x 3.66m )

Conservatory

15' 7" x 11' 11" ( 4.75m x 3.63m )

## First Floor

Bedroom Two

15' 10" x 10' 10" ( 4.83m x 3.30m )

Bedroom Three

11' 1" x 10' ( 3.38m x 3.05m )

Bedroom Four

11' 7" x 8' 3" ( 3.53m x 2.51m )

Bathroom

11' 1" x 6' ( 3.38m x 1.83m )

## Second Floor

Bedroom One

16' 1" x 12' 11" ( 4.90m x 3.94m )

En Suite

6' 6" x 5' 8" ( 1.98m x 1.73m )

Dressing Room

8' 6" x 5' 10" ( 2.59m x 1.78m )

## Exterior

Rear Garden

Double Garage

Garage First Floor / Bed 5

welcome to

## Samuel Manor, Chelmer Village Chelmsford

- Extended
- Double garage with room above
- Detached family home
- Cul-de-Sac position
- Immaculately presented throughout

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

**£750,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CHE116581](http://williamhbrown.co.uk/Property/CHE116581)



Property Ref:  
CHE116581 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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