



**Second Avenue, Chelmsford CM1 4ET**

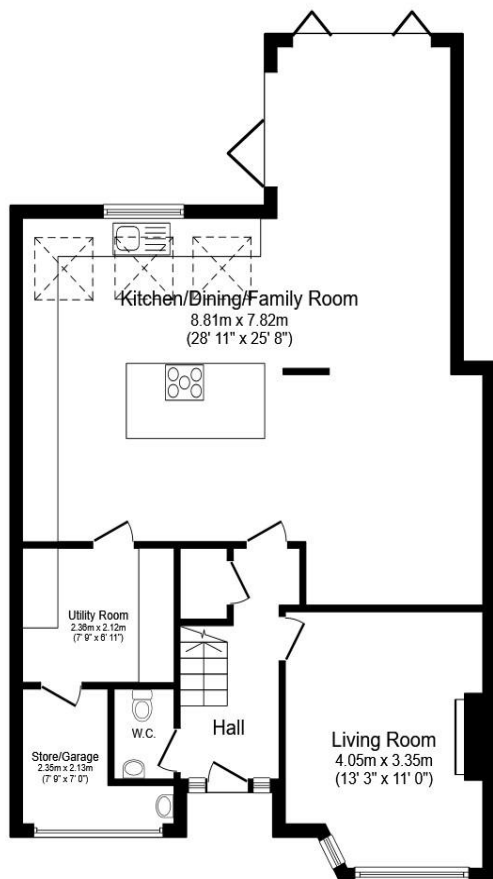


**welcome to**

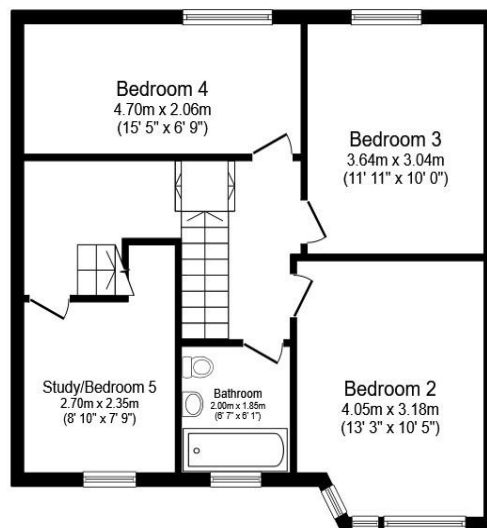
## **Second Avenue, Chelmsford**

An exceptional five-bedroom semi-detached family home offering over 1,800 sq. ft. of beautifully presented accommodation across three floors, situated within the highly sought-after Avenues and within walking distance of Chelmsford City Centre and mainline station.

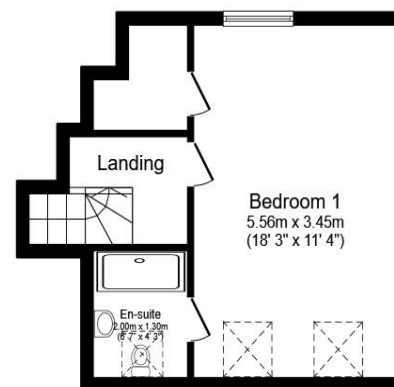




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 167.9 m<sup>2</sup> (1,808 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)



**Entrance Hall**

**Cloakroom**

**Lounge**

13' 3" x 11' ( 4.04m x 3.35m )

**Utility Room**

7' 9" x 6' 11" ( 2.36m x 2.11m )

**Kitchen/Diner/Family Room**

28' 11" x 25' 8" ( 8.81m x 7.82m )

**First Floor**

**Bedroom Two**

13' 3" x 10' 5" ( 4.04m x 3.17m )

**Bedroom Three**

11' 11" x 10' ( 3.63m x 3.05m )

**Bedroom Four**

15' 5" x 6' 9" ( 4.70m x 2.06m )

**Bedroom Five / Study**

8' 10" x 7' 9" ( 2.69m x 2.36m )

**Bathroom**

6' 7" x 6' 1" ( 2.01m x 1.85m )

**Second Floor**

**Bedroom One**

18' 3" x 11' 4" ( 5.56m x 3.45m )

**En Suite**

6' 7" x 4' 3" ( 2.01m x 1.30m )

**Exterior**

**Garage / Store**

7' 9" x 7' ( 2.36m x 2.13m )

**Driveway**

**Rear Garden**

welcome to

## Second Avenue, Chelmsford

- Five bedrooms arranged over three floors
- Sought-after location within The Avenues
- Stunning 28ft open-plan kitchen/dining/family room
- Principal bedroom suite with en-suite shower room
- Landscaped and private rear garden

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

offers in excess of

**£775,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CHE116575](https://www.williamhbrown.co.uk/Property/CHE116575)



Property Ref:  
CHE116575 - 0005

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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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