



BUTLER & STAG

Blasford Hill | Chelmsford
| CM3

Waltham Grange has been designed to offer residents homes where they can feel completely relaxed and surrounded by luxury.

With properties situated in comfortable plots with neatly-landscaped gardens, owners can escape and enjoy privacy – while taking pride in being part of an exclusive new upmarket community.

- Exclusive Luxury Development • Detached Family Home • Five Bedrooms / Four Bathrooms • Separate Living Room & Study • Air Source Heat Pump Systems • 10 Year Build Warranty • 25 Minutes From Stansted Airport • 15 Minutes from Braintree Freeport Village • High Specification Finish • Stamp Duty Incentives Available

Asking Price £800,000 | Freehold

Upon entering, the well-proportioned hallway gives onto both a dedicated study as well as the generously-sized living room, which is filled with natural light by windows to the front and side as well as glazed double-doors leading onto the rear patio. However, the expansive kitchen-dining room is very much the heart of this home, with its stunning designer kitchen incorporating superior fixtures, premium surfaces and a stylish preparation/breakfast island. With ample space for dining furniture, the entire ensemble is complemented by a wide section of glazed bi-fold doors overlooking the garden, inviting a sense of indoor-outdoor space and perfect for entertaining in the warmer months.

On the first floor, you'll find a luxurious master bedroom with a sleek en-suite shower room, accompanied by a second double bedroom, a single room and a contemporary family bathroom. The uppermost floor boasts two further sizable double bedrooms and another high-specification shower room.

If you prefer a metropolitan evening out, Chelmsford's thriving centre is easily reachable from home. Here, the city's restaurants, eateries and bars are enough to satisfy every palette and occasion – from well-known quality franchises to cutting-edge artisan cuisine, friendly family bistros, intimate coffee houses, lively cocktail lounges and fine dining in exclusive surroundings. You'd perhaps be wise to make a whole day of it within the city's pedestrianised shopping district and the upmarket lanes, walks and attractions of the Bond Street retail development, where you'll discover an array of specialist retailers, designer shops and familiar high street names – including a large flagship John Lewis store – catering to every style, taste and budget.

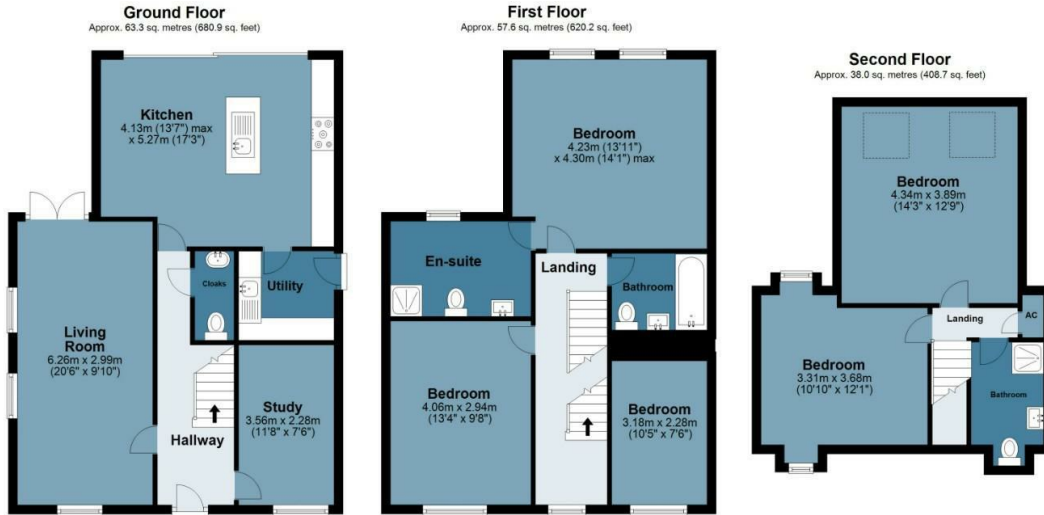
Stamp Duty Incentives Available



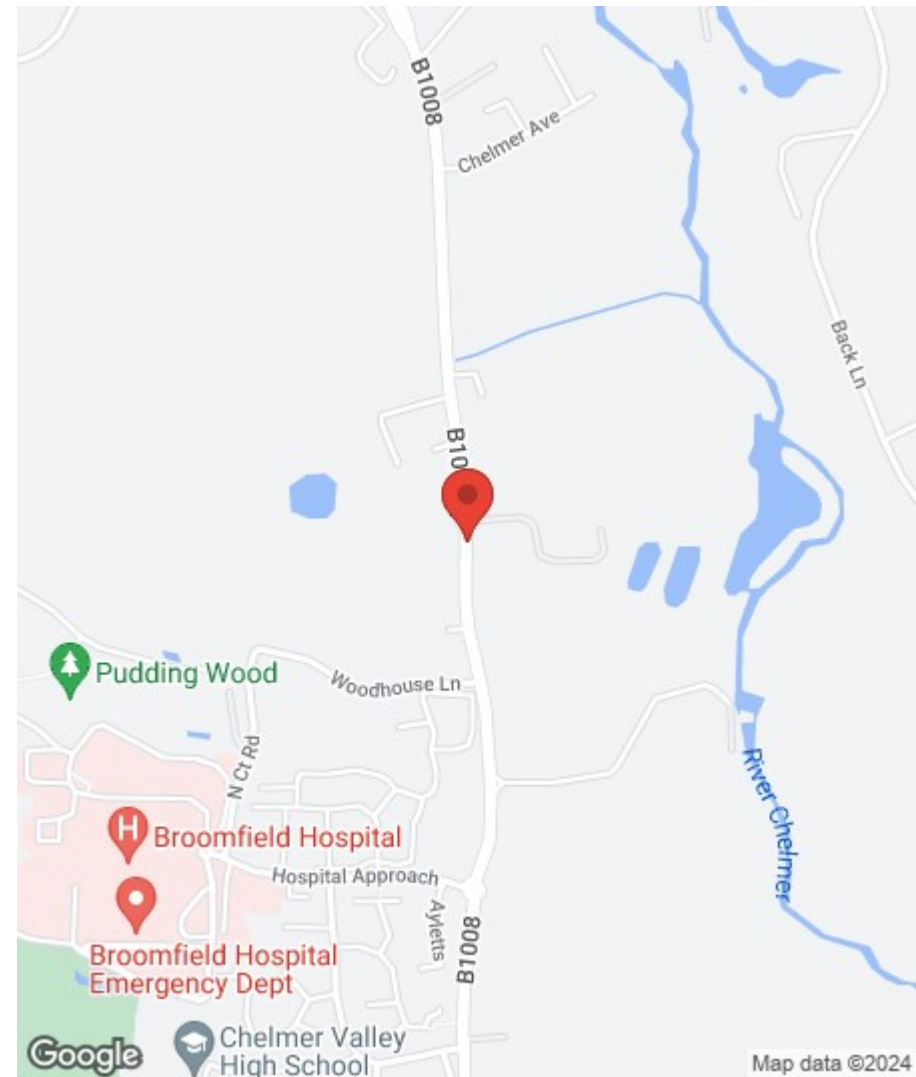


Waltham Grange , Plot 7

Approx. Gross Internal Area 180.5 Sq M (1943 Sq Ft)



Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.



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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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	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	