



4 Manor Drive
Chelmsford, Essex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A detached home with south-west facing garden, in a tucked-away residential turning

With an attractive façade featuring painted-render elevations and multi-paned picture windows, the property offers light and airy interiors, with a layout providing versatility ideally-suited to modern family lifestyles. City facilities are on the doorstep, whilst communication links and local amenities are easily accessible.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE



GARDEN



FREEHOLD



TOWN



1879 SQ FT



**GUIDE PRICE
£799,950**

The property

Manor Drive is a desirable residential cul-de-sac, with Number 4 benefitting from a quiet position set back from the road. The property provides classic comfort and well-proportioned rooms, whilst also offering options and potential to create a bespoke, up-to-date living environment to meet individual requirements.

A spacious entrance hall gives access to three ground floor reception rooms, which currently present as interlinked sitting and dining rooms connected by glazed double doors providing a sociable setting to host family and friends. With warm-toned parquet flooring, the sitting room is centred around a fireplace with French doors affording a seamless transition to the garden terrace extending the inside to the outside setting. A further versatile-use room is situated across the hallway providing a second sitting room, TV room, or perhaps a children's playroom. Fitted with modern wall and base level cabinetry, the kitchen has integrated appliances and ample space for informal dining, with an adjoining utility incorporating a lower level shower facility.

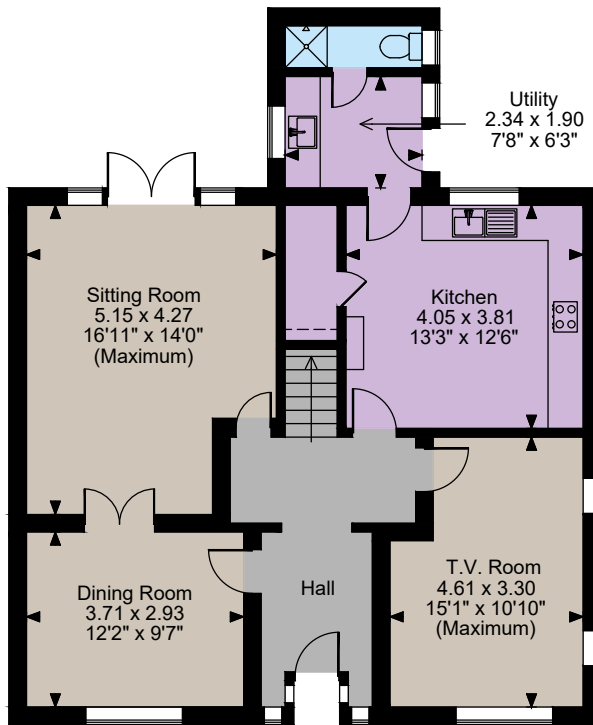
The central staircase rises from the reception hall to the first floor landing which gives access to the four bedrooms and a fully-tiled family bathroom which offers a shower over the bath-tub.

Outside

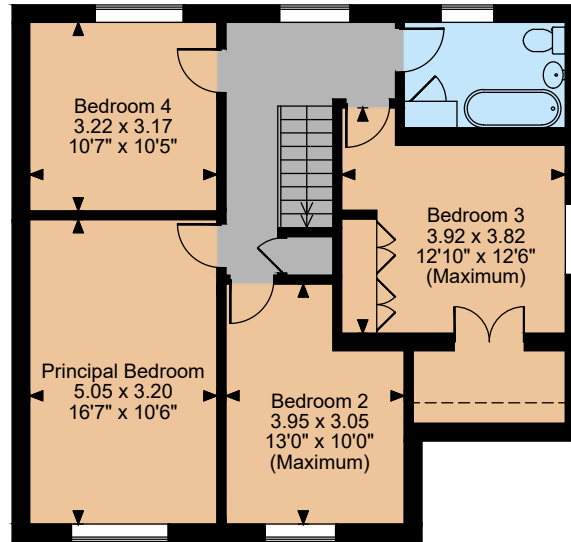
A central bed with attractive planting has lengths of driveway to either side at the front of the home, with access to the detached single garage at the side. A length of hedging creates a divide to the neighbouring property and the entrance portal is inset for shelter with a decorative surround. Mainly laid to lawn, framed by planted borders, the rear garden can be reached directly from a wrought-iron side gate. A paved terrace adjoining the back of the house has a timber pergola over which provides a framework for climbing shrubs and offers dappled shade in the heat of the summer. An alternative al fresco setting is offered by a decked platform accessible from the kitchen via the utility room.



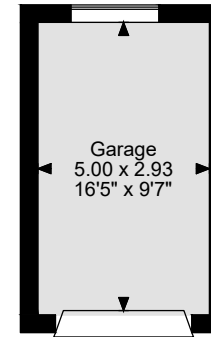
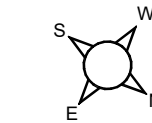




Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8634949/TML

Floorplans

House internal area 1,721 sq ft (160 sq m)
Garage internal area 158 sq ft (15 sq m)
Total internal area 1,879 sq ft (174 sq m)
For identification purposes only.

Distances

Chelmsford 1.7 mile
Maldon 8.3 miles
London Stansted Airport 20 miles
Central London 44 miles

Nearby Stations

Chelmsford railway station
Hatfield Peverel railway station

Nearby Schools

Baddow Infant & Junior School
The Sandon School
Elm Green Prep School
St Anne's Preparatory School
St Cedd's School

Directions

CM2 7EX

what3words: ///salon.points.agree - brings you to the driveway

General

Local Authority: Chelmsford City Council

Services: Mains electricity, gas, water & drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: D

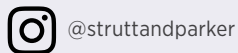
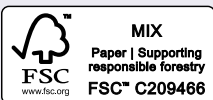
Chelmsford

Coval Hall, Rainsford Road, Chelmsford CM1 2QF

01245 254600

chelmsford@struttandparker.com
struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken February 2025. Particulars prepared February 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

