



**Arbour Lane
Chelmsford
Essex
CM1**

Offers in Excess of £850,000

bettermove

Arbour Lane

Chelmsford

Bettermove are proud to present this 5 bedroom detached house in Chelmsford.

The property benefits from double glazing, and gas central heating throughout, with off street parking available for multiple vehicles, via a large gated driveway.

The council tax band is G.

The interior of this beautifully presented property comprises a spacious living room, formal dining room, additional reception room, study, contemporary open-plan kitchen/breakfast room with separate back kitchen, and a ground floor shower room. The first floor consists of five well-proportioned bedrooms, including a principal suite with dressing area and en-suite, two further en-suite bedrooms, and a modern family bathroom. The exterior boasts a generous wrap-around rear garden with terrace, perfect for enjoying the summer months

Located in the popular city of Chelmsford, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Chelmsford train station, a variety of local bus routes, and quick access to the A12.

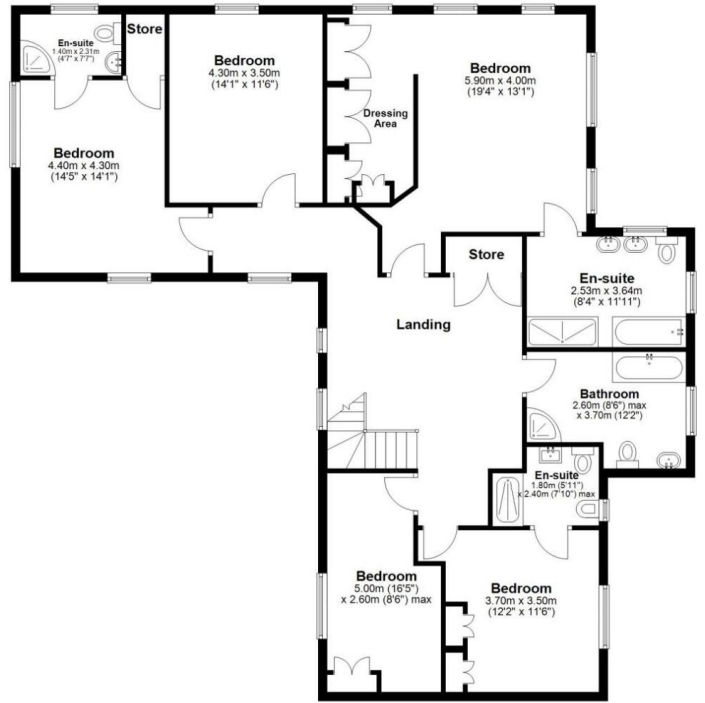
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Ground Floor
Approx. 157.9 sq. metres (1699.2 sq. feet)



First Floor
Approx. 146.4 sq. metres (1575.4 sq. feet)



Total area: approx. 304.2 sq. metres (3274.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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