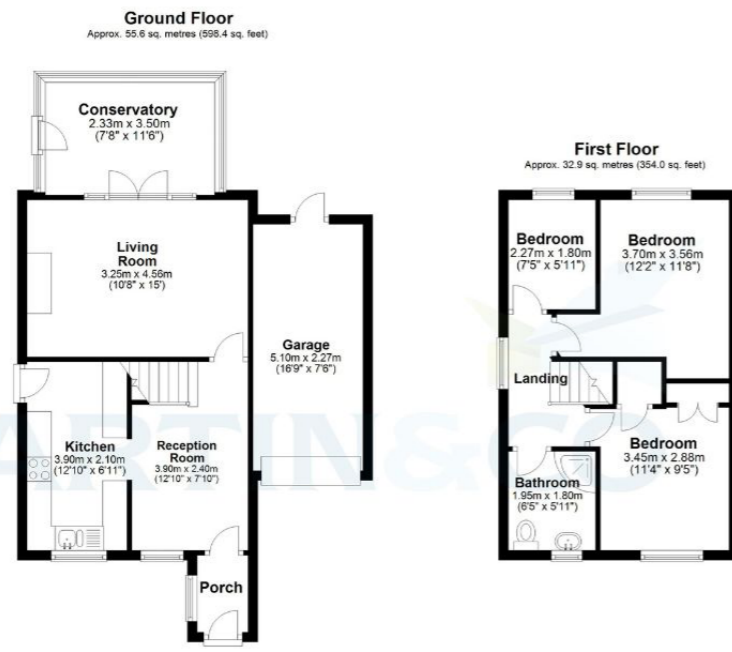


**MARTIN&CO**  
Bouchers Mead, Chelmsford

# Bouchers Mead, Chelmsford



Total area: approx. 88.5 sq. metres (952.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include overdrivethroughboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plan produced using PlanUp.

**Bouchers Mead**



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Welcome to Bouchers Mead, Springfield – a delightful 3-bedroom detached home with exciting potential

**Guide Price £425,000 to £450,000**

- 3
- 2
- 1
- 1



# Bouchers Mead, Chelmsford

**Guide Price £425,000  
to £450,000**

- No Onward Chain
- Two Reception Rooms
- Three Spacious Bedrooms
- South Facing Rear Garden
- Close to New Beaulieu Park Station
- Detached Family Home
- Potential to Extend & Development (STPP)
- Off-Street Parking & Garage



## Welcome to Bouchers Mead, Springfield

A delightful 3-bedroom detached home with exciting potential. Situated in a sought-after area, this property offers a fantastic opportunity to create your dream home, whether through extending or developing (subject to planning permissions).

### Layout and Living Area

The property boasts a welcoming layout, starting with a bright entrance hallway leading to the spacious living area. A conservatory at the rear fills the space with natural light and provides a peaceful spot to relax while overlooking the south-facing garden – a true suntrap, perfect for outdoor gatherings or gardening enthusiasts.

### Well-Proportioned Kitchen and Practical Storage

The kitchen is well-proportioned and provides access to both the garden and the integral garage, offering practical storage and utility options.

### Comfortable Bedrooms and Family Bathroom

Upstairs, the home features two double bedrooms with an additional single room and a family bathroom, making it an ideal choice for growing families or those looking to downsize.

### Prime Location and Excellent Transport Links

One of the key benefits of this property is its location. Nestled in a quiet residential area, it's conveniently close to Beaulieu Park train station, providing excellent transport links to London and beyond. With reputable schools, local amenities, and green spaces nearby, Springfield remains a popular choice for homeowners.

### No Onward Chain for a Quicker Move

Another major advantage is the no onward chain, simplifying the buying process and allowing for a quicker move.

### Room Dimensions

PORCH  
RECEPTION ROOM  
12' 10" x 7' 10" (3.91m x 2.39m)  
KITCHEN  
12' 10" x 6' 11" (3.91m x 2.11m)  
LIVING ROOM  
10' 8" x 15' (3.25m x 4.57m)  
CONSERVATORY  
7' 8" x 11' 6" (2.34m x 3.51m)  
BEDROOM 1  
7' 5" x 5' 11" (2.26m x 1.8m)  
MASTER BEDROOM  
12' 2" x 11' 8" (3.71m x 3.56m)  
BEDROOM 2  
11' 4" x 9' 5" (3.45m x 2.87m)  
BATHROOM  
6' 5" x 5' 11" (1.96m x 1.8m)  
GARAGE  
16' 9" x 7' 6" (5.11m x 2.29m)

