



Valletta Close, Chelmsford, Essex, CM1 2PT

Council Tax Band F (Chelmsford City Council)

 2  4  2

£895,000 Freehold

Bond Residential are delighted to present this stunning detached family residence situated on one of the City centre's most sought-after roads. Boasting a range of enhancements by the current owners, including a newly refurbished tiled roof, this property offers the perfect blend of comfort and style.

Upon entering, you are greeted by an inviting entrance porch leading to a hallway adorned with an elegant oak staircase. The spacious living room is bathed in natural light and features a charming fireplace, complemented by sliding patio doors that open up into the conservatory. The dining room provides a warm setting for family gatherings and offers access to a delightful conservatory, seamlessly flowing into the modern fitted kitchen equipped with integrated appliances. Completing the ground floor layout are a convenient utility room and a cloakroom. Ascending to the first floor, you will find four generously sized bedrooms, each boasting fitted wardrobes for ample storage. The main bedroom benefits from an en-suite shower room with contemporary fixtures, while a luxurious four-piece family bathroom caters to the needs of the household. Externally, the property boasts a driveway providing off-road parking leading to the garage. The landscaped rear garden features a paved patio area perfect for outdoor entertaining, surrounded by the artificial lawn and well-maintained shrubs and hedging. Additional highlights include side access and two storage sheds, adding to the practicality of this exceptional family home.

LOCATION

Valletta Close is situated just off of Maltese Road which is within walking distance of Chelmsford city centre and the mainline railway station. This location offers the perfect blend of convenience and accessibility.

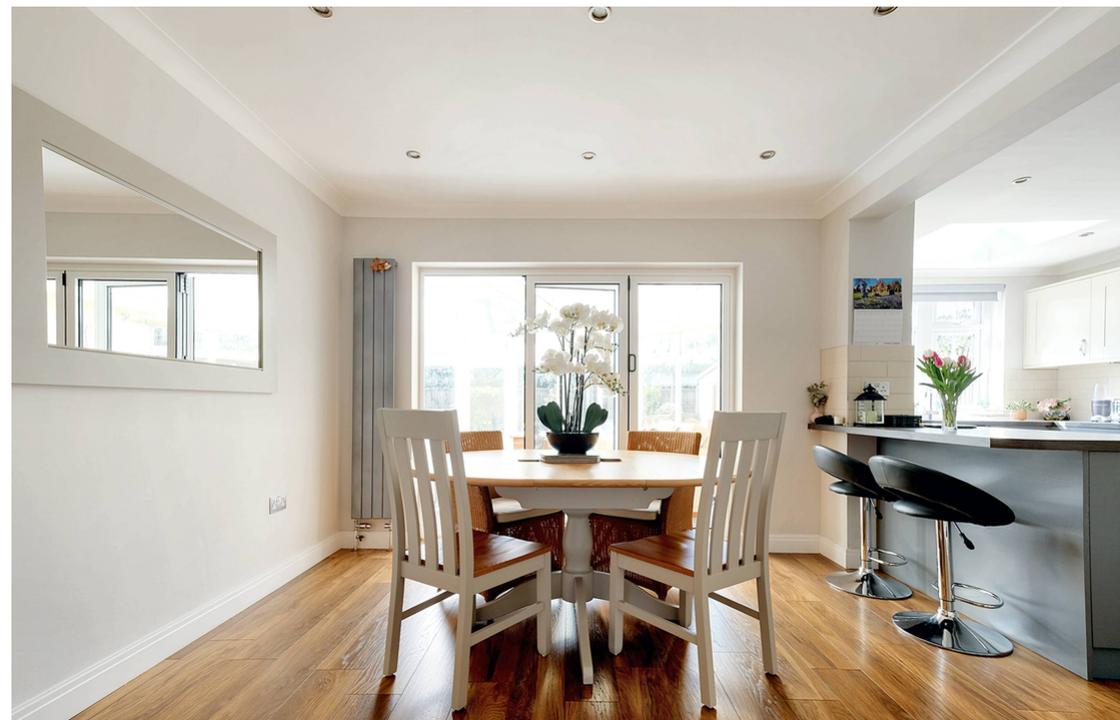
Chelmsford city centre is a vibrant hub with a thriving nightlife. You'll find a wide selection of bars and restaurants, catering to all tastes and serving cuisines from around the world. Whether you're looking for a cozy family restaurant or a popular chain eatery, Chelmsford has it all. The pedestrianised High Street, two shopping precincts, and the renowned Bond Street with its John Lewis store provide a comprehensive range of shopping facilities, ensuring that you have everything you need right at your doorstep.

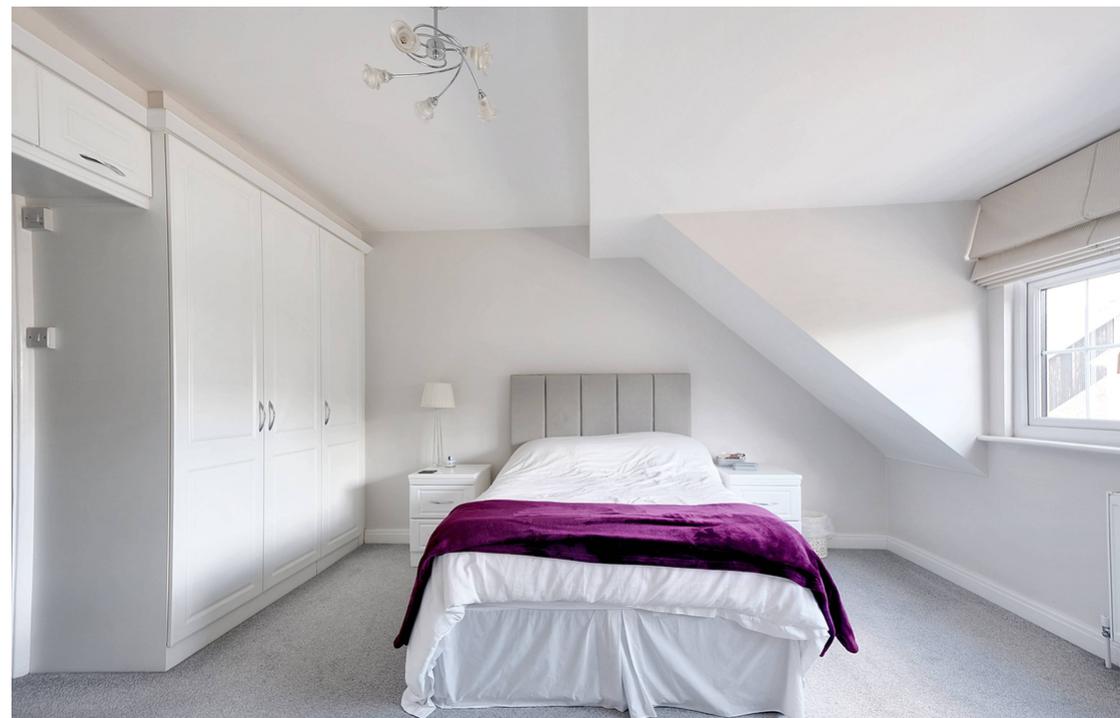
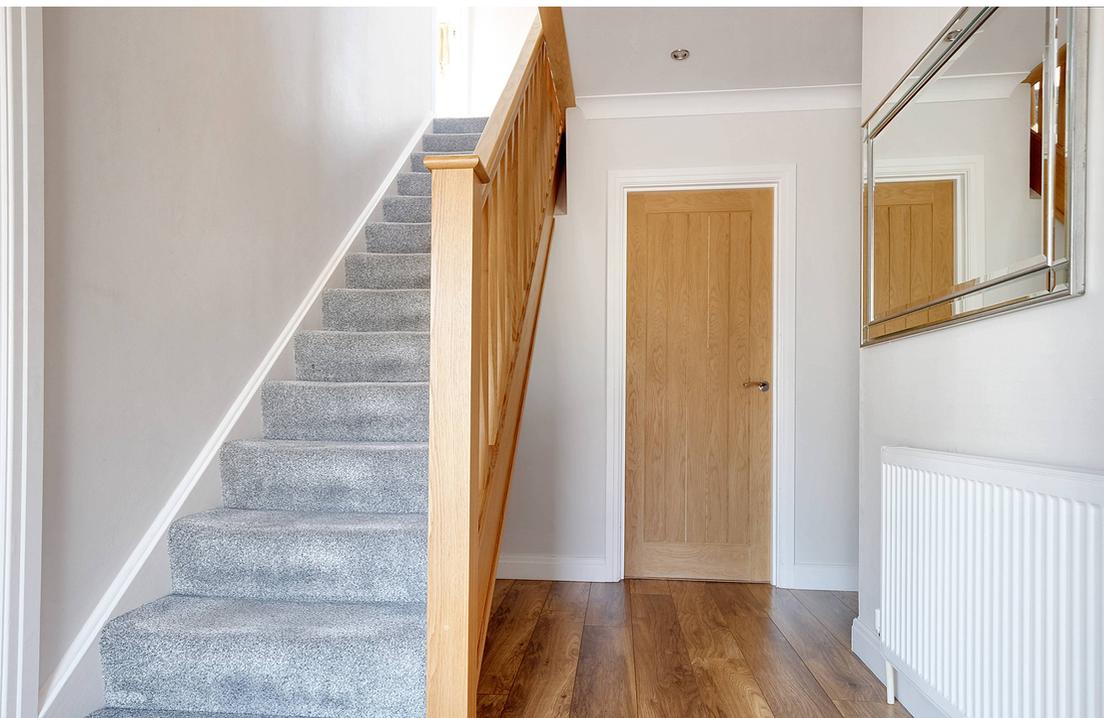
For leisure enthusiasts, Chelmsford offers a variety of options, boasting numerous sports clubs, while Riverside Ice & Leisure provides a gym and ice skating rink. Golf enthusiasts will appreciate the selection of golf clubs in the area.

Education is a top priority in Chelmsford, known for its educational excellence. In addition to the local schools in close proximity, the property is within a short walk of two of the country's top-performing grammar schools, KEG's & the County High School for girls. Writtle agricultural college and Anglian Ruskin University are also within close proximity.

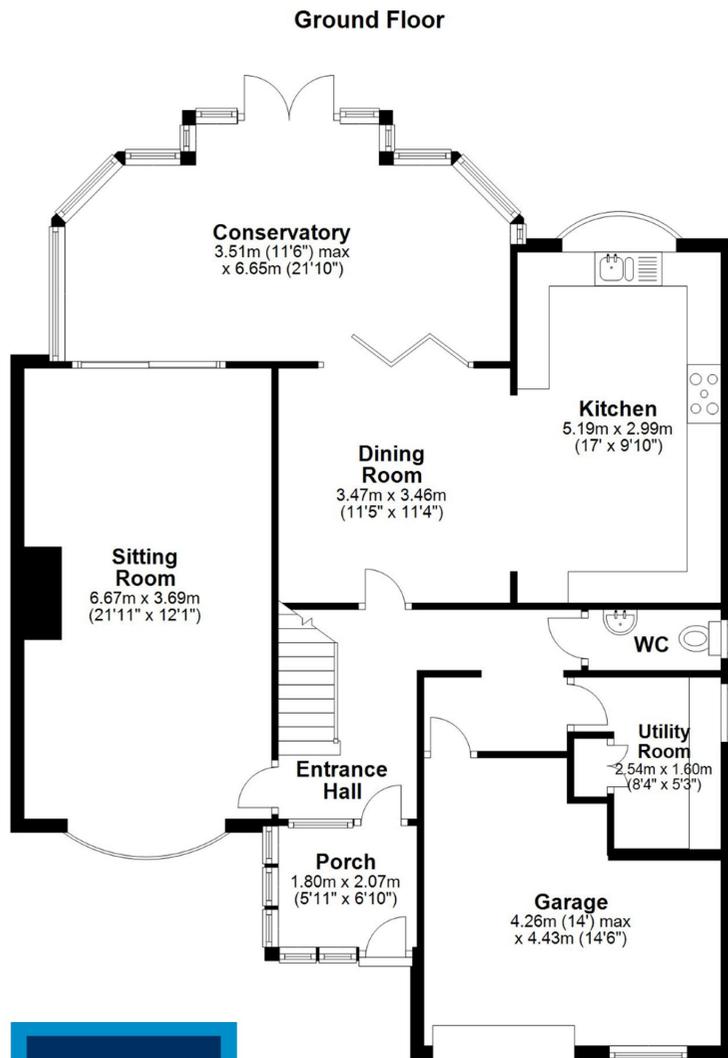
Commuting is a breeze with Chelmsford's mainline station providing direct services to London Liverpool St in as fast as 32 minutes. The property is also conveniently located for the A12 and A414, offering easy access to the M25 and M11 for those who prefer to travel by car.

- Detached Family Residence
- Much Improved & Well Maintained Throughout
- Conservatory
- Gas Central Heating
- Landscaped Rear Garden
- Premier City Centre Location
- Two Reception Rooms
- Fitted Kitchen & Appliances
- Garage & Driveway
- Refurbished & New Tiled Roof

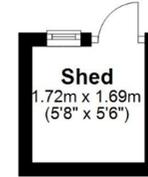




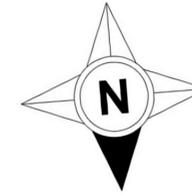
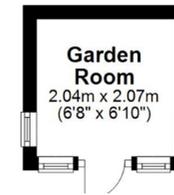




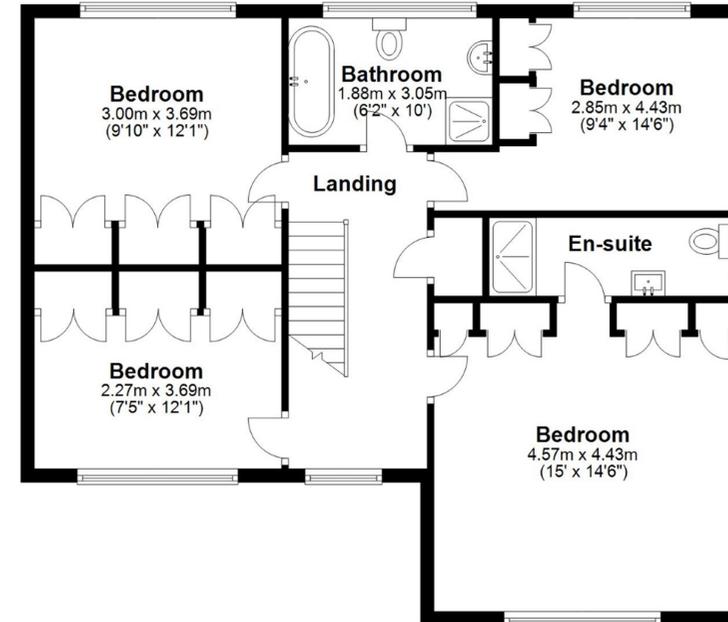
Outbuilding



Outbuilding



First Floor



APPROX INTERNAL FLOOR AREA 194 SQ M (2090 SQ FT)
 This floorplan is for illustrative purposes only and is **NOT TO SCALE**
 All measurements are approximate **NOT** to be used for valuation purposes.
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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------|-----------|
| Very energy efficient - lower running costs | | | |
| A | (92-100) | | 81 |
| B | (81-91) | | |
| C | (69-80) | | |
| D | (55-68) | | |
| E | (39-54) | | |
| F | (21-38) | | |
| G | (1-20) | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Standard | |

