



35 Lily Close, Springfield, Chelmsford, Essex, CM1 6YN

Council Tax Band E (Chelmsford City Council)

 1  4  2

£535,000 Freehold

Situated in the sought-after Springfield area of Chelmsford, this detached family residence has been meticulously maintained and enhanced by the current owners, offering a perfect blend of comfort and style.

Upon entering, you are greeted by a welcoming entrance hall leading to a ground floor WC with a modern white suite and tiling. The spacious living room features a charming box bay window to the front, flowing seamlessly into the sitting room with delightful views of the rear garden. The open plan kitchen/diner is a hub for entertaining, boasting Quartz worktops and integrated appliances.

The first floor accommodates four bedrooms, with the main bedroom benefiting from an en-suite shower with a contemporary white suite and underfloor heating. Bedrooms 2 & 3 enjoy built in double wardrobes with the family bathroom completing the internal layout. Outside, a driveway provides convenient off-road parking, while the rear garden offers a serene retreat for enjoying long summer evenings, complete with outside lighting, a paved patio area, lush lawn, and a raised decking terrace at the far end.

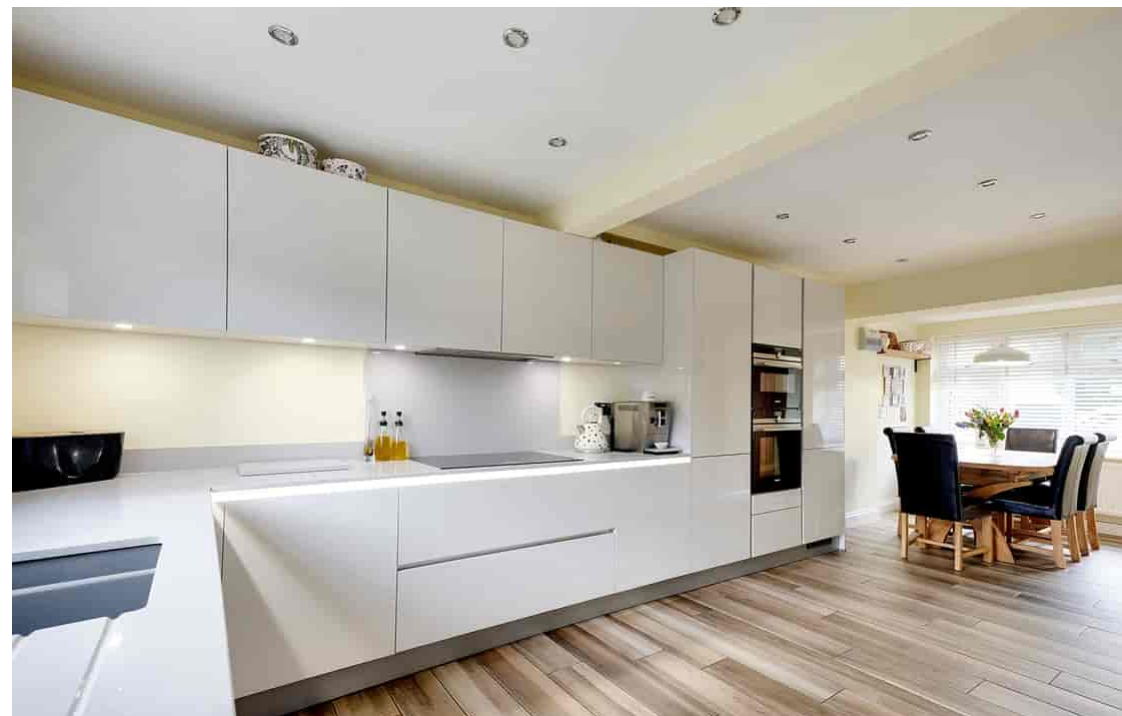
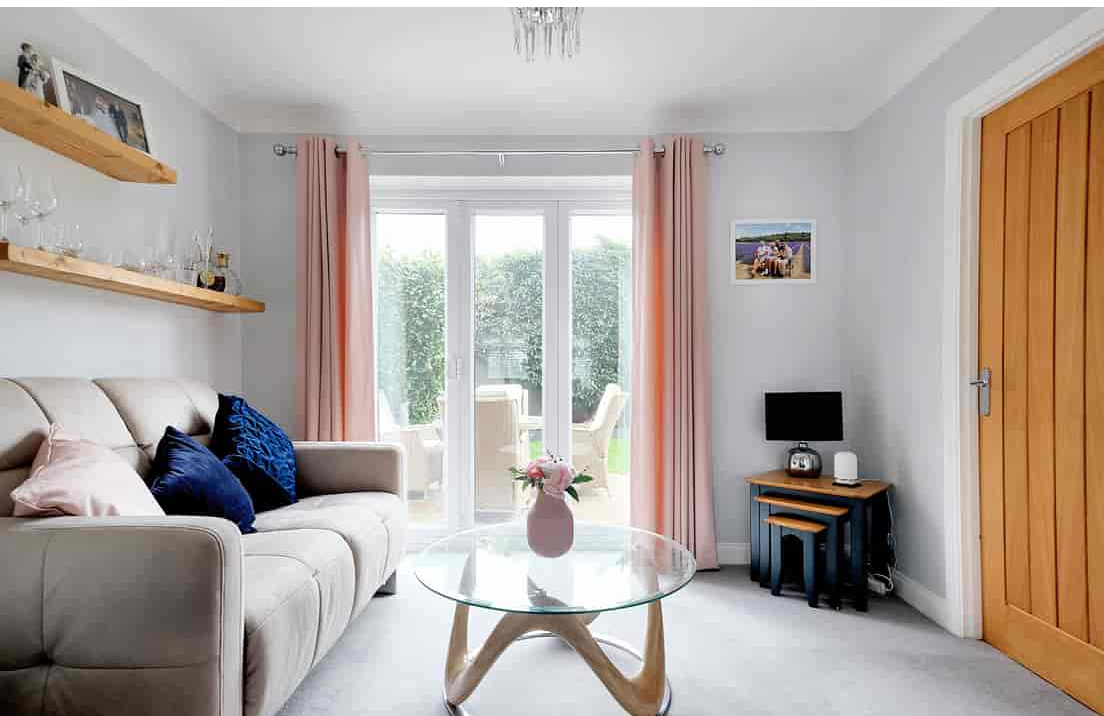
### Location

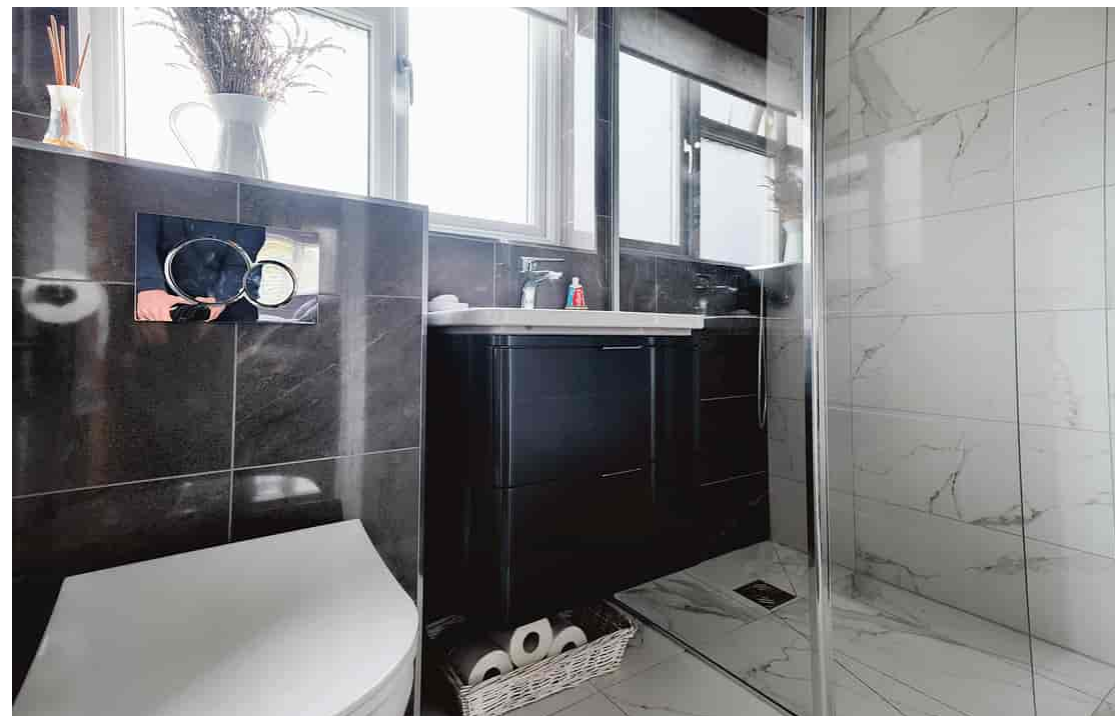
Nestled in the heart of Springfield, this property is ideally positioned for families seeking excellent schooling, local parks, and convenient road links. The area boasts a selection of local amenities, including primary schools, Boswells high school, and the new Beaulieu development. A regular bus service connects Springfield to the vibrant Chelmsford city centre, renowned for its bustling nightlife, diverse dining options, and extensive shopping facilities.

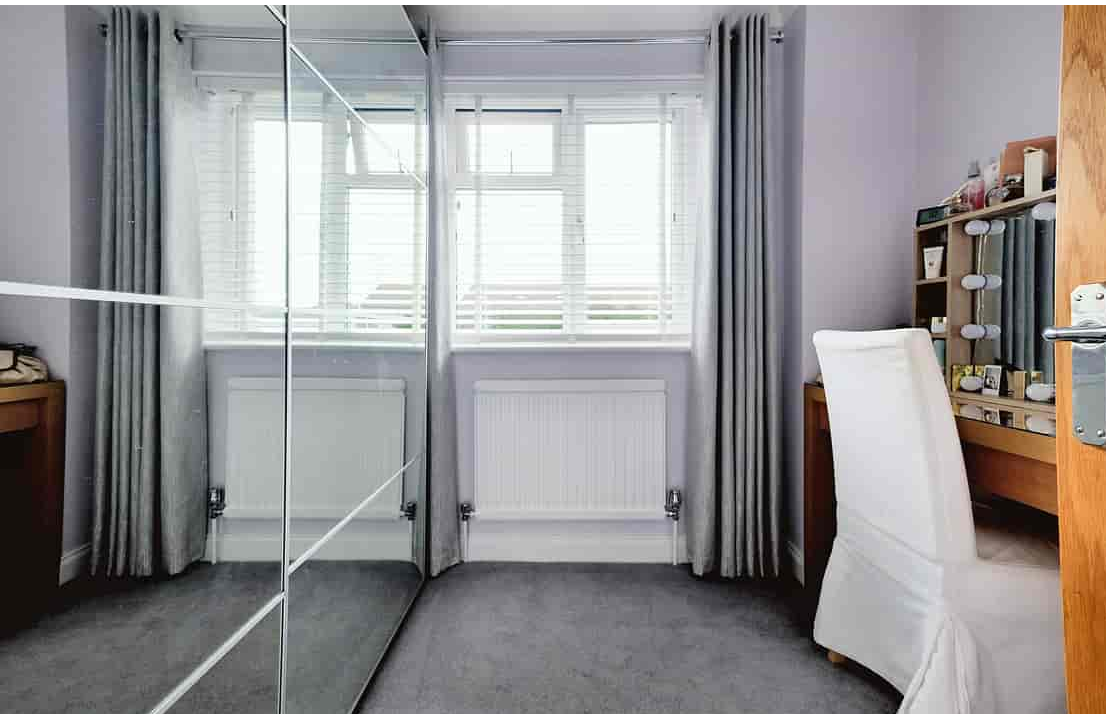
Chelmsford caters to leisure enthusiasts with sports clubs, gyms, and picturesque parks like Arun Park and the Bunny Walks. Educational opportunities abound, with top-performing grammar schools, Writtle agricultural college, Anglian Ruskin University, and New Hall private school all within easy reach.

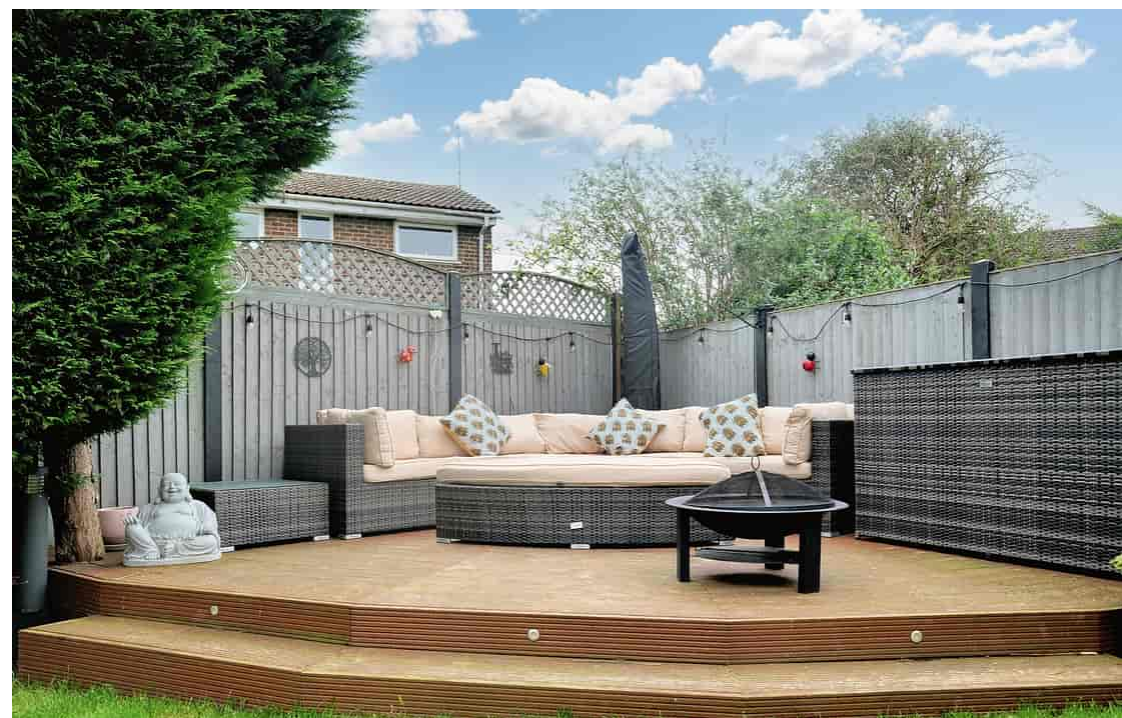
For commuters, Chelmsford's mainline station offers direct trains to London Liverpool St in just 32 minutes. With convenient access to the A12, North Springfield provides seamless connectivity to major road networks.

- Detached Family Home
- Fitted Kitchen/Diner
- Two Bathroom/Shower Rooms
- Driveway Parking
- Well Maintained & Improved by Current Owners
- Integrated Appliances & Quartz Work Tops
- Gas Central Heating
- Landscaped Rear Garden



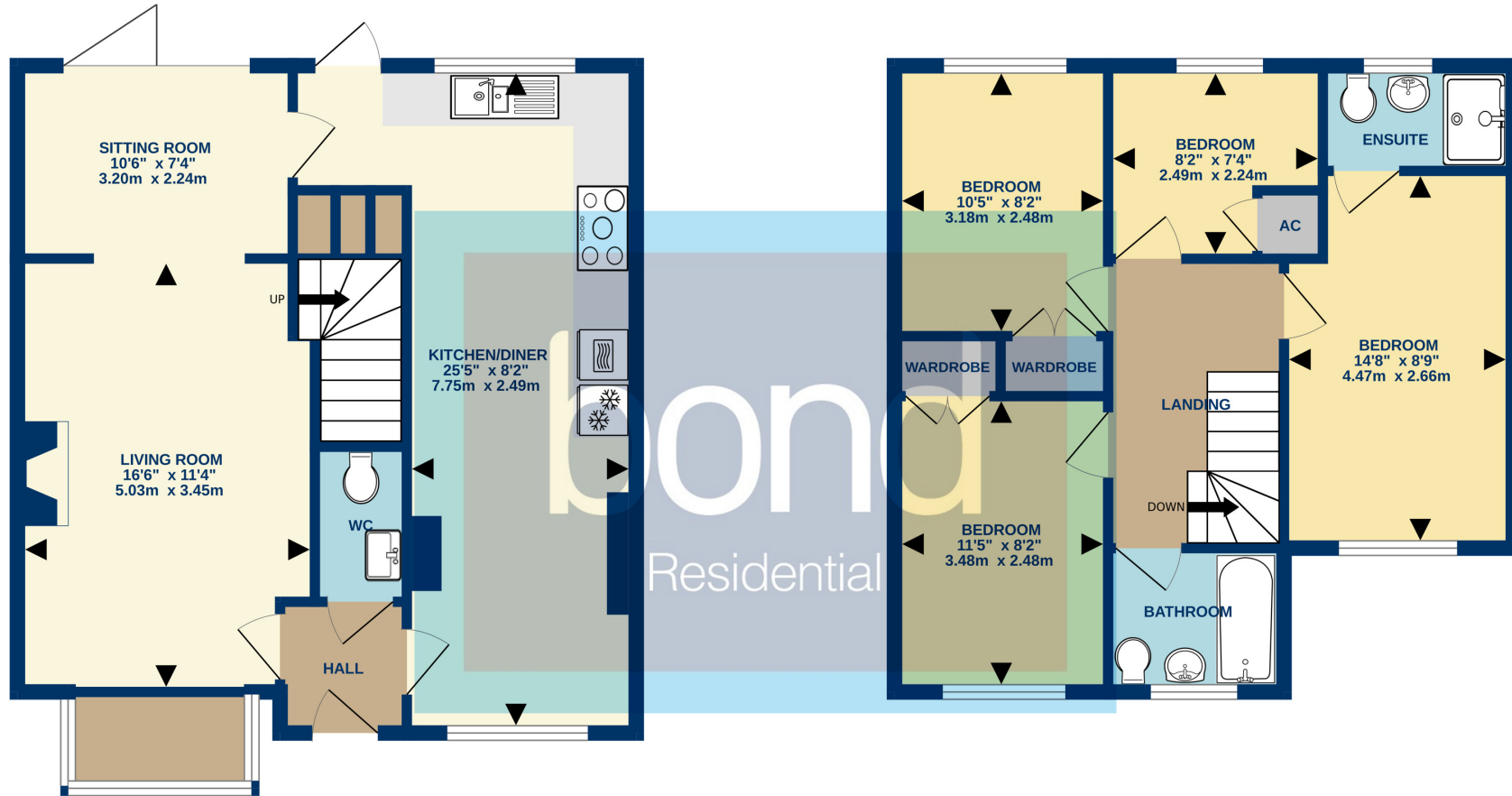






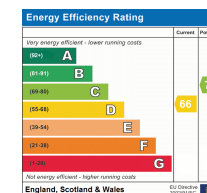
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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