



Beeches Crescent, Chelmsford, Essex, CM1 2FU

Council Tax Band F (Chelmsford City Council)

 1  4  2

£575,000 Freehold

Bond Residential are delighted to offer for sale this modern family home situated within walking distance of the High Street & mainline railway station being sold with no onward chain.

The property offers an entrance hall, ground floor WC, lounge and open plan kitchen/family room with integrated appliances, quartz work tops and double doors which lead out onto the rear garden. To the first floor there are four bedrooms, three out of the four bedrooms have fitted wardrobes plus a family bathroom and en-suite shower room with modern white suites. Outside the property benefits from a driveway to the side of the house which provides off road parking and leads to the garage which measures 23ft x 10FT 4" with up & over door and a personal door giving access to the rear garden. The rear garden has paved patio areas to enjoy the summer months with the remainder of the garden being laid to lawn.

LOCATION

Beeches Crescent is located within the sought after West Chelmsford area, conveniently located within a mile of Chelmsford's mainline station and city centre. The property is also within walking distance of both of Chelmsford's highly sought after grammar schools, King Edward VI (KEGS) and The County High School for girls as well as Westlands primary school.

Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent to larger well know chains serving cuisines from around the world, along with a thriving nightlife with a selection of bars, the Civic Theatre and two multi screen cinemas. The pedestrianised High Street, two shopping precincts as well as a number of designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities.

Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the newly refurbished Riverside Ice & Leisure centre, a selection of golf courses and sports clubs.

There are a selection of open spaces with Admirals Park and Central Park both being within a short walk, with the latter offering a pleasant riverside walks through to the city centre. Chelmsford is a sought after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 32 minutes, the property is conveniently positioned within easy access of the A1060 and A414 which provide access to the M11.

- Modern Family Home
- Open Plan Kitchen/family room
- En-Suite & Family Bathroom
- Gas Central Heating
- £280 Annual Management Charge
- No Onward Chain
- Integrated Appliances & Quartz Work Tops
- Garage & Driveway
- Rear Garden



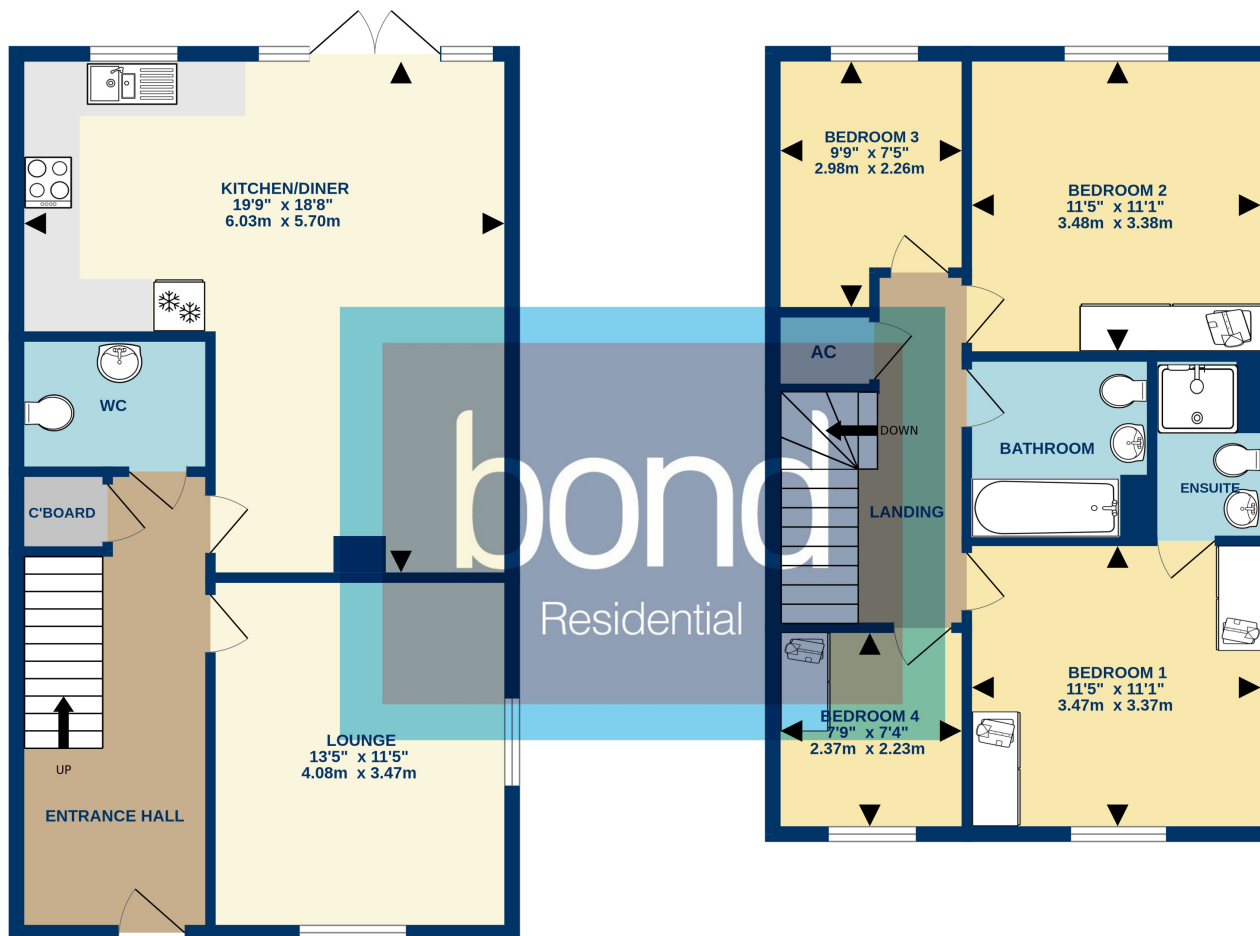






GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.

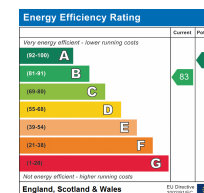
1ST FLOOR
545 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.1 sq.m.) approx.

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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