



Whitley Link, Chelmsford, Essex, CM2 9FX

Council Tax Band D (Chelmsford City Council)

 1  3  2

£500,000 Freehold

ACCOMMODATION

This stunning modern family home, situated in the highly sought-after St John's development, offers contemporary living in a convenient location. On the ground floor, the entrance hall leads to a spacious living room with double doors opening onto the rear garden, creating a seamless indoor-outdoor flow. The kitchen/dining room is well-appointed with built-in appliances, providing a perfect space for family meals and entertaining. A convenient cloakroom completes the ground floor accommodation. Upstairs, the first floor comprises a master bedroom with an en-suite shower room featuring stylish Duravit suites and beautiful Porcelanosa tiles. Bedroom two is a generous double bedroom with a dual aspect, including double doors opening onto a Juliette balcony. The family bathroom also boasts a stylish Duravit suite and attractive Porcelanosa tiles. Externally, the property offers a carport with double gates leading to a block-paved driveway featuring a EV charging point. The landscaped rear garden features a patio area, lawn and decked seating area, providing a perfect space for outdoor relaxation and play.

The property also benefits from having planning permission granted for a loft conversion with rear dormer window and front elevation rooflights. Plans for the proposed loft conversion are available on the Chelmsford city council planning portal using reference 23/00503/FUL.

LOCATION

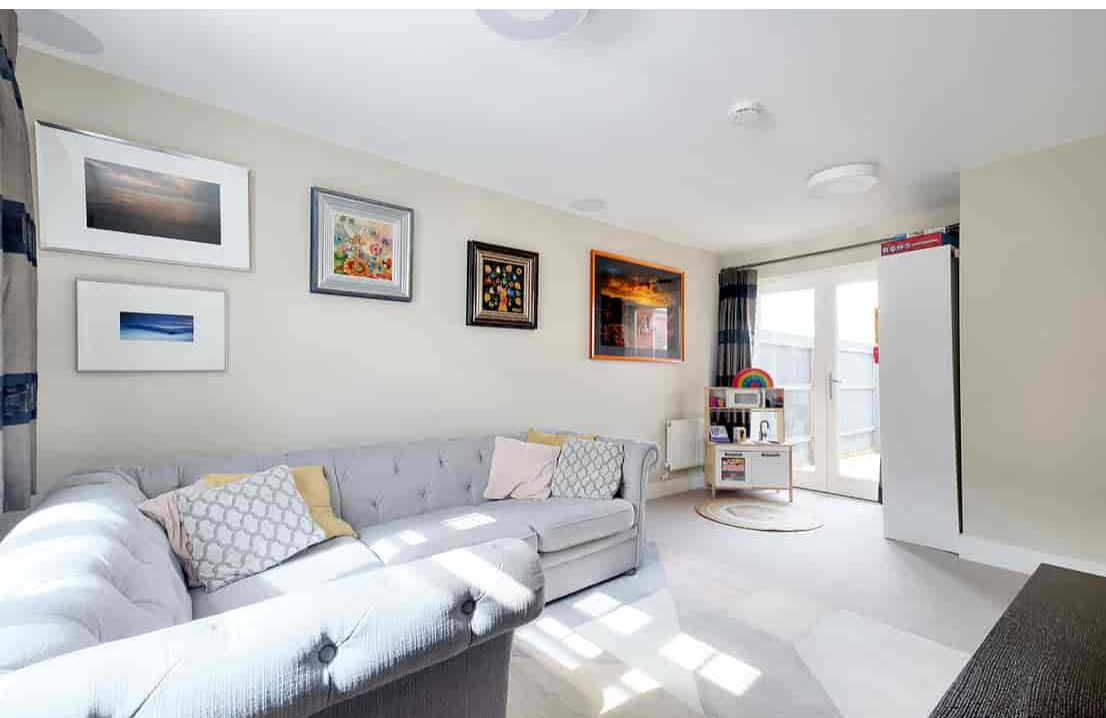
Whitley Link is located within the highly desirable St John's development, just off Wood Street in Chelmsford. The property enjoys easy access to the A12 and is conveniently situated only 1.2 miles from Chelmsford city centre. Local amenities, including a Tesco superstore and a parade of shops with a newsagent, chemist, and doctors, are within walking distance. Families will appreciate the excellent selection of schools in the area, with outstanding private schools, Moulsham Infants & Juniors, and Mildmay Primary School all within a mile of the St John's development. A regular bus service along Wood Street provides convenient access to the city centre.

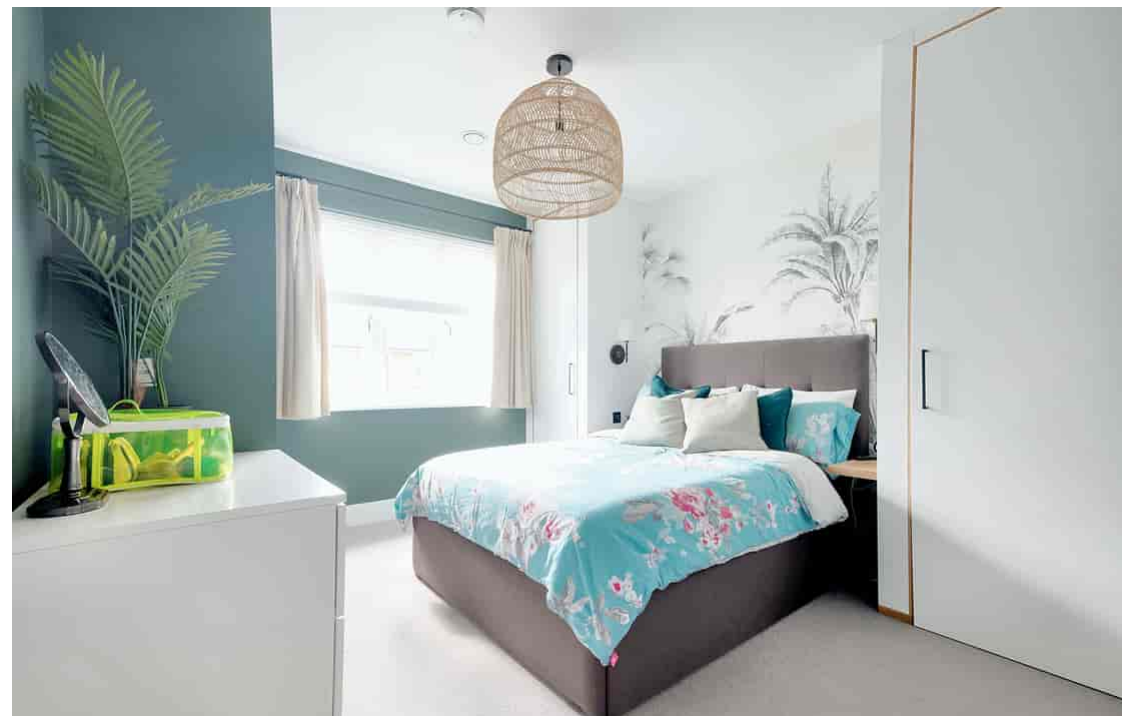
Chelmsford city centre offers a vibrant nightlife, with a variety of bars and a wide range of dining options, from independent family restaurants to well-known chain restaurants serving cuisines from around the world. The city also boasts comprehensive shopping facilities, including a pedestrianised High Street, two shopping precincts, and the popular Bond Street with its John Lewis store. Leisure enthusiasts will find plenty to enjoy in Chelmsford, with sports clubs at the local Chelmer Park, various gyms, and nearby golf clubs. The beautiful Hylands Park estate and Oaklands Park provide pleasant open spaces for outdoor activities.

Chelmsford is renowned for its educational excellence, with top-performing grammar schools, Writtle agricultural college, and Anglian Ruskin University all within reach.

For commuters, Chelmsford's mainline station offers direct services to London Liverpool St in as little as 32 minutes. The property is conveniently located within 2 miles of the A12 and A414, providing easy access to the M25 and M11.

- Modern Family Home
- Fitted Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom With Contemporary White Suite
- Landscaped Rear Garden
- Dual Aspect Living Room
- Cloakroom
- Master Bedroom With En Suite
- Carport With EV Charging Point & Driveway
- Planning Permission For Loft Conversion

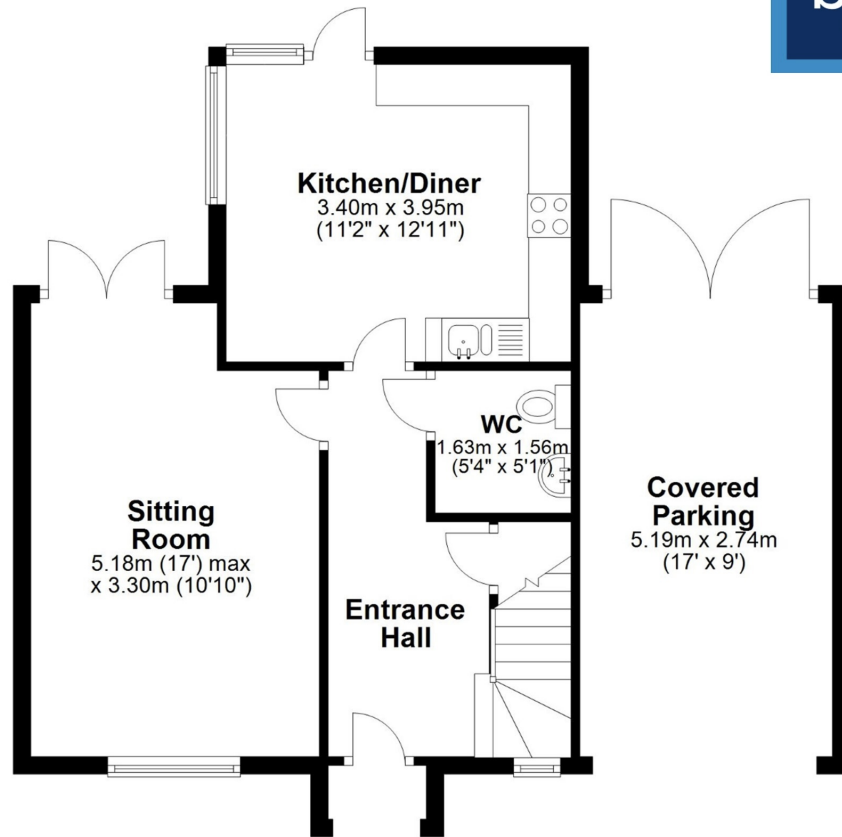




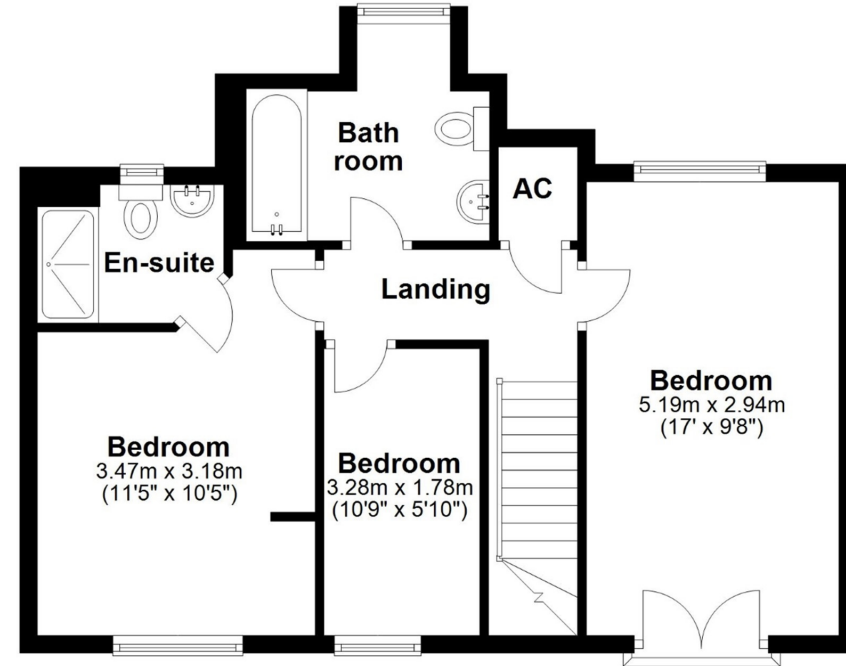




Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA 111 SQ M (1190 SQ FT) (Includes Covered Parking)

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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