



Roughtons, Galleywood, Chelmsford, Essex, CM2 8PE

Council Tax Band D (Chelmsford City Council)



£450,000 Freehold

Bond Residential are delighted to offer for sale this semi detached family residence situated in Galleywood.

The property offers an entrance porch, lounge, fitted kitchen/diner with high gloss units & built in oven & hob. To the first floor there are three bedrooms and a family bathroom with modern white suite. Outside the property benefits from a driveway which provides off road parking and in turn leads to the garage with electric roller door. The rear garden has artificial lawn and gives access to the professionally built Home Office which is ideal for 'working from home' or a gym or hobby space.

## LOCATION

The property is situated in Roughtons within the Galleywood area of Chelmsford which is located on the southern outskirts of the city and is home to Chelmer Park which offers a wide range of sporting activities. It is also famous for Galleywood common which was declared a nature reserve in 1993 and comprises 175 acres which includes the common and adjacent woodland and is a popular destination for dog walkers.

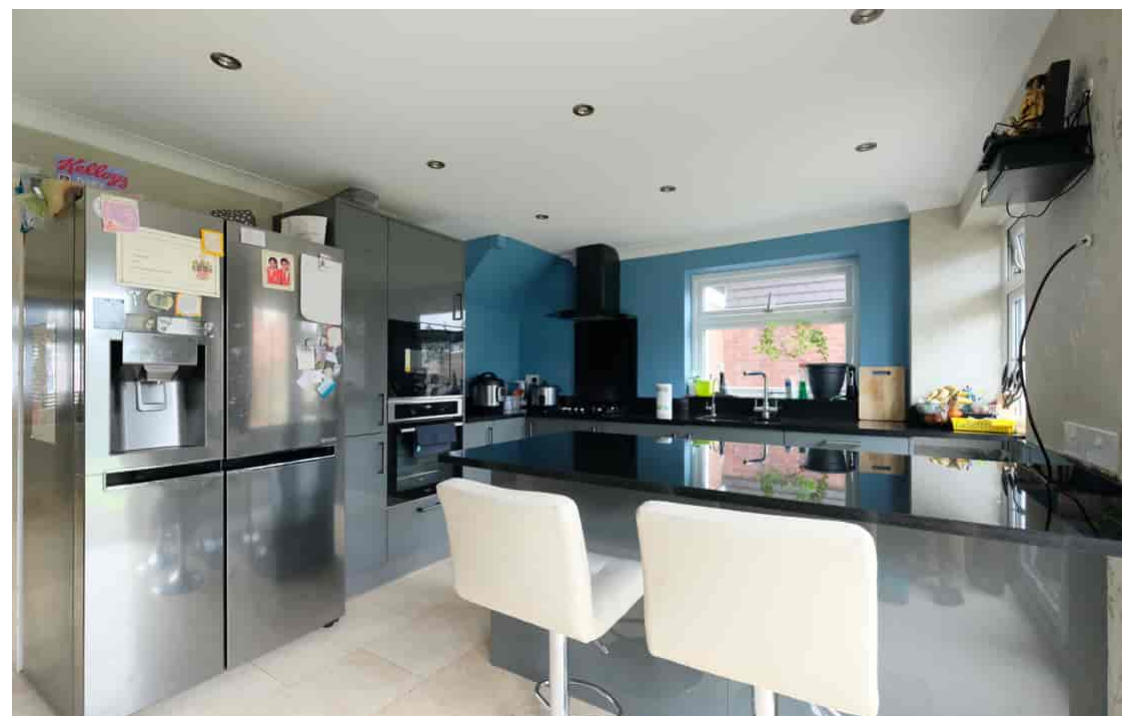
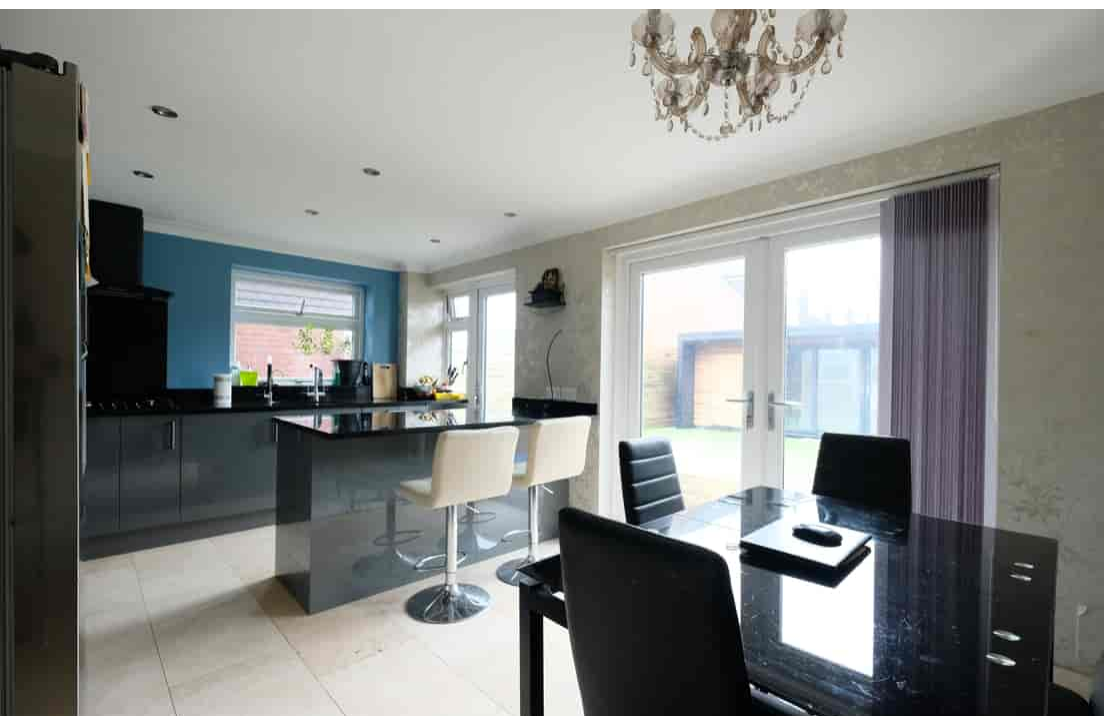
The village provides easy access to A12 and offers a range of local shops, library, pubs and primary schools as well as regular bus services into Chelmsford City Centre which is under four miles away.

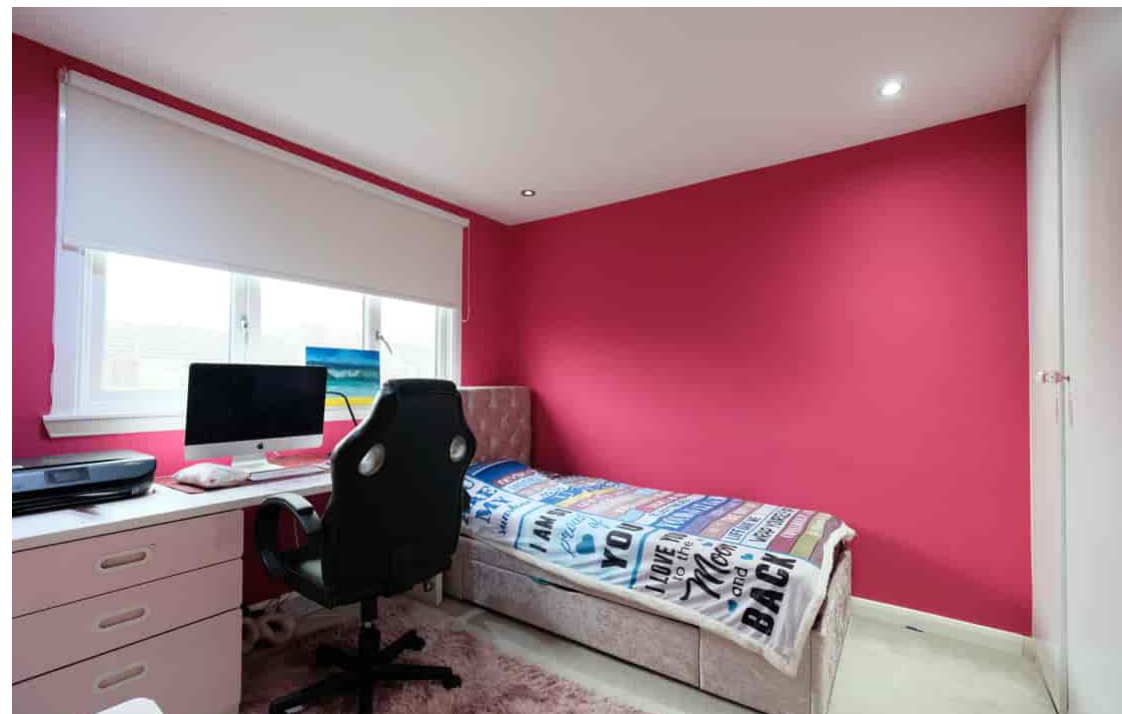
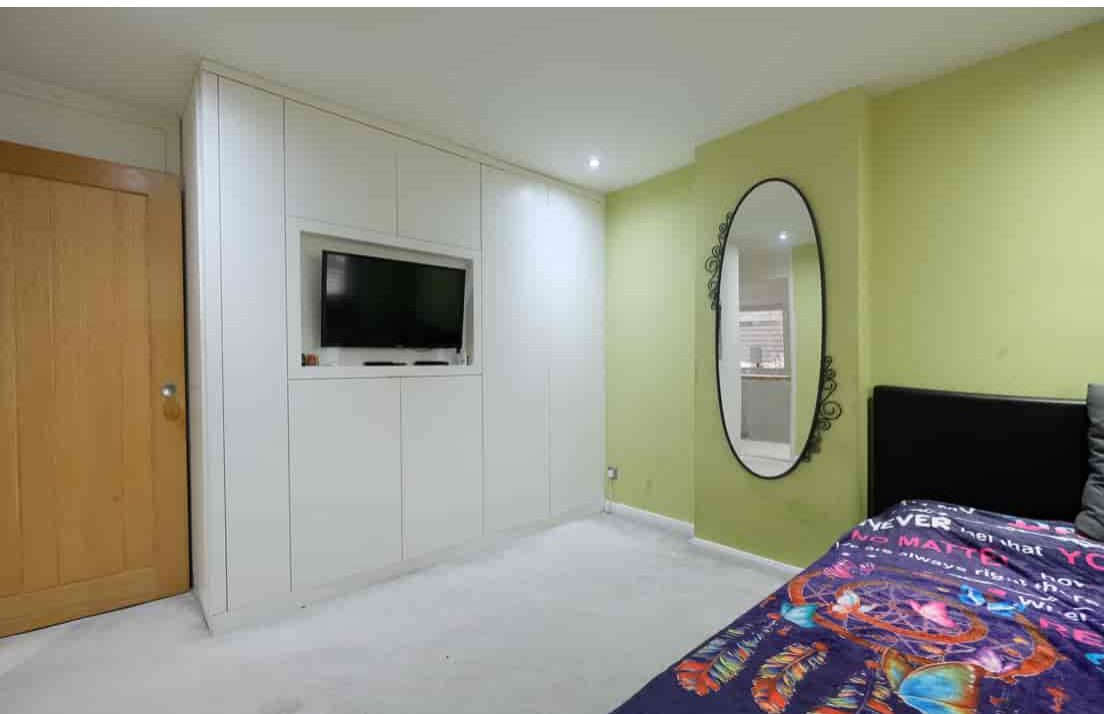
Chelmsford has become an extremely popular choice for homebuyers due to its proximity to London, some of the most highly regarded schools in the UK and its thriving City Centre. Chelmsford boasts comprehensive shopping facilities which include the highly acclaimed Bond Street shopping precinct as well as a wide array of independent and chain restaurants, many bars and leisure facilities including Riverside Ice Rink. Chelmsford rail station provides regular services to London Liverpool Street with journey times of around 40 minutes.

- Semi Detached Family Home
- Lounge
- Gas Central Heating
- Family Bathroom

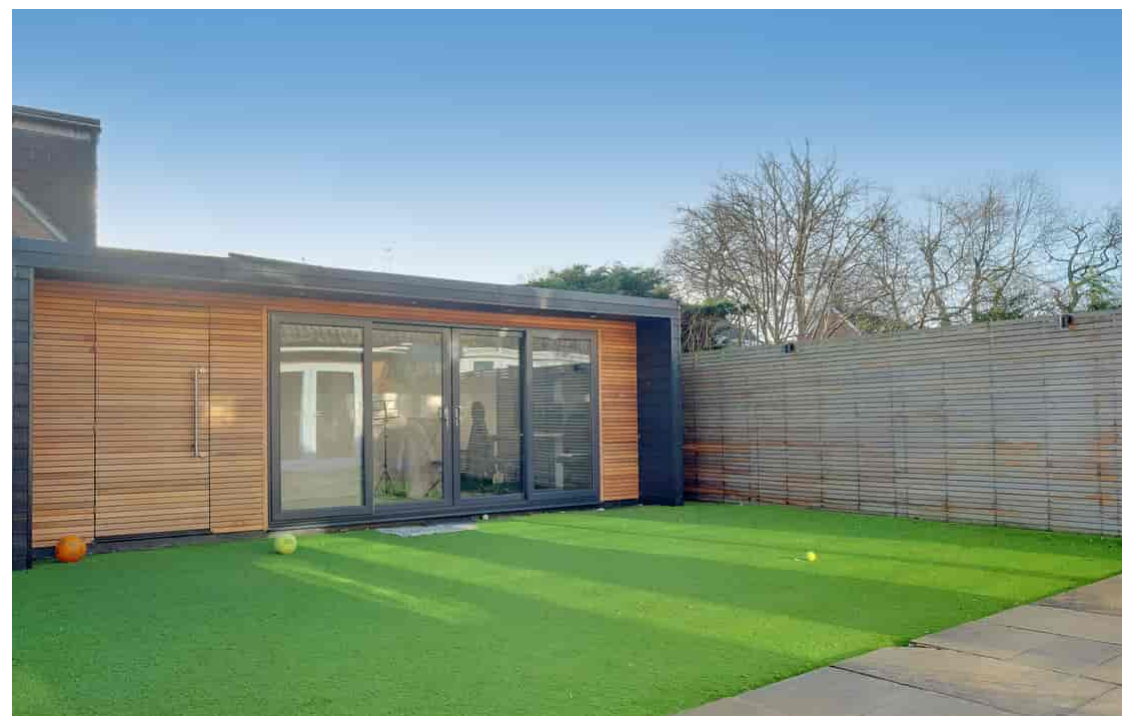
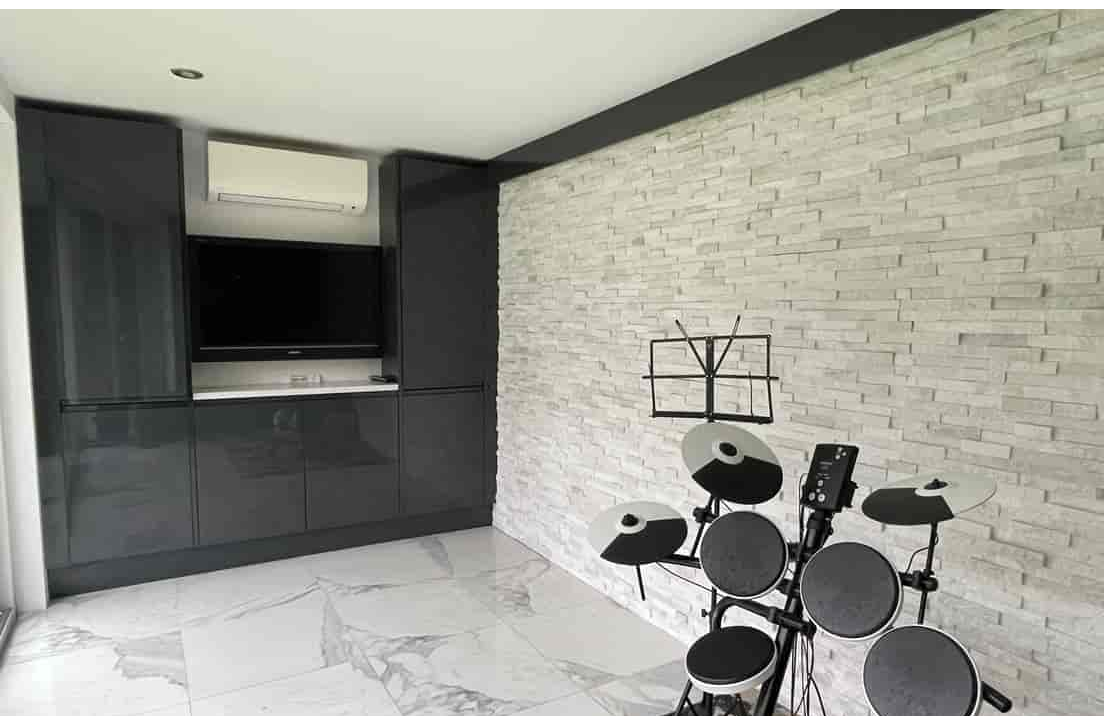
- Professional Home Office
- Fitted Kitchen/Diner
- Three Bedrooms
- Garage & Driveway



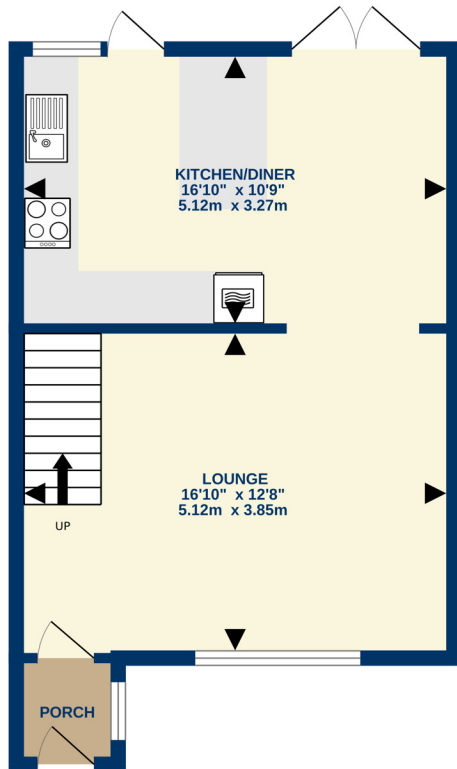








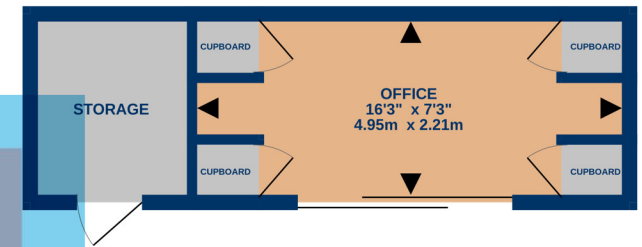
GROUND FLOOR



1ST FLOOR

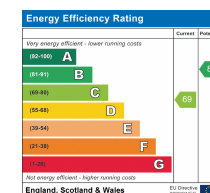


HOME OFFICE



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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