



Third Avenue, Chelmsford, Essex, CM1 4EX

Council Tax Band F (Chelmsford City Council)



£725,000 Freehold



Bond Residential are delighted to offer for sale this detached family residence situated at the end of the Cul-De-Sac and siding onto the local allotments in the popular Third Avenue being sold with no onward chain.

The property has been in the same family since it was built in 1976 and offers a spacious entrance hall, ground floor WC, large living room, separate dining room, fitted kitchen & good size utility room with access to the garage. To the first floor there are four double bedrooms and two bathrooms with modern white suites. Outside the property benefits from a driveway which provides ample off road parking and in turn leads to the integral double garage with up & over door. The established rear garden is mainly laid to lawn with a paved patio area and side access.

## LOCATION

Situated in Third Avenue, forming part of the sought after "Avenues" this detached home is ideally situated for modern family living with the property being located within 1.2 miles of Chelmsford city centre and mainline station, which can be accessed via Broomfield Road at the top of Third Avenue where there is a regular bus service or a footpath through to the university campus and city centre.

The property is conveniently located within a mile of a selection of local schools including Chelmsford's two grammar schools, which are regularly in the top ten performing schools in the UK. There is a selection of day to day amenities situated at the nearby Broomfield parade.

Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent ones to larger well known chains serving cuisines from around the world. Along with a thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas. The pedestrianised High Street, two shopping precincts, retail parks as well as several 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, Riverside Ice & Leisure Centre, a selection of golf courses and sports clubs. Chelmsford is the home to Essex County Cricket Club. The Cathedral is in the heart of the city.

Chelmsford is renowned for its educational excellence and, alongside the local schools and two grammar schools there is; Writtle Agricultural College, Anglian Ruskin University, and several private schools. There is a selection of parks and open spaces within close proximity.

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.

- Detached Family Residence
- Gas Central Heating
- Four Double Bedrooms
- Ample Off Road Parking
- Situated at the end of the Cul-De-Sac
- No Onward Chain
- New Boiler March 2022
- Double Garage
- Established Rear Garden











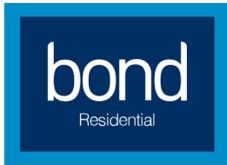
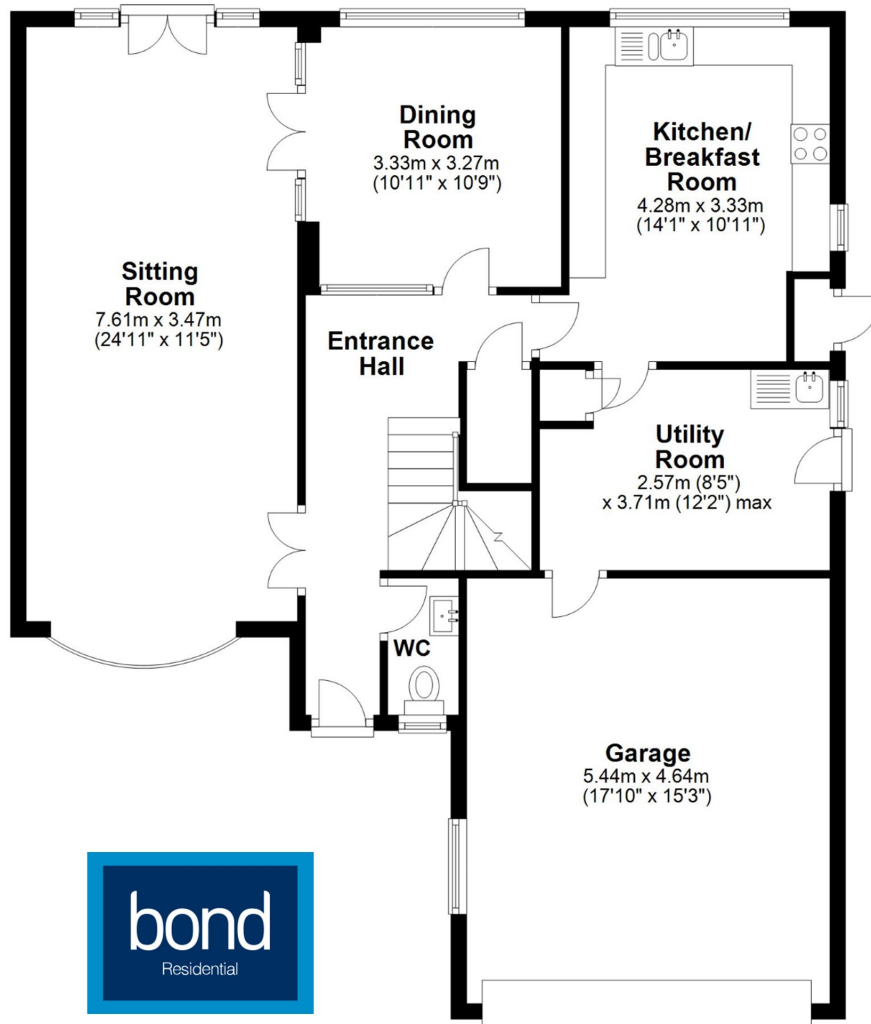




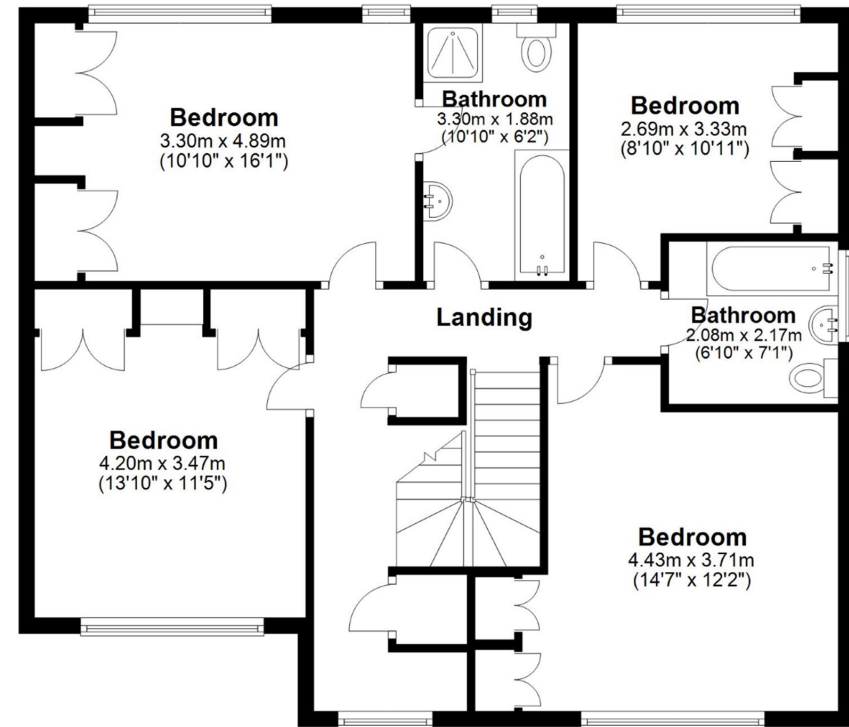




## Ground Floor



## First Floor



**APPROX INTERNAL FLOOR AREA**  
195 SQ M (2100 SQ FT) (Includes Garage)

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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