



Brook End Road South, Chancellor Park, Chelmsford, Essex, CM2 6NZ

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Guide Price £350,000 - £375,000 Freehold



## ACCOMMODATION

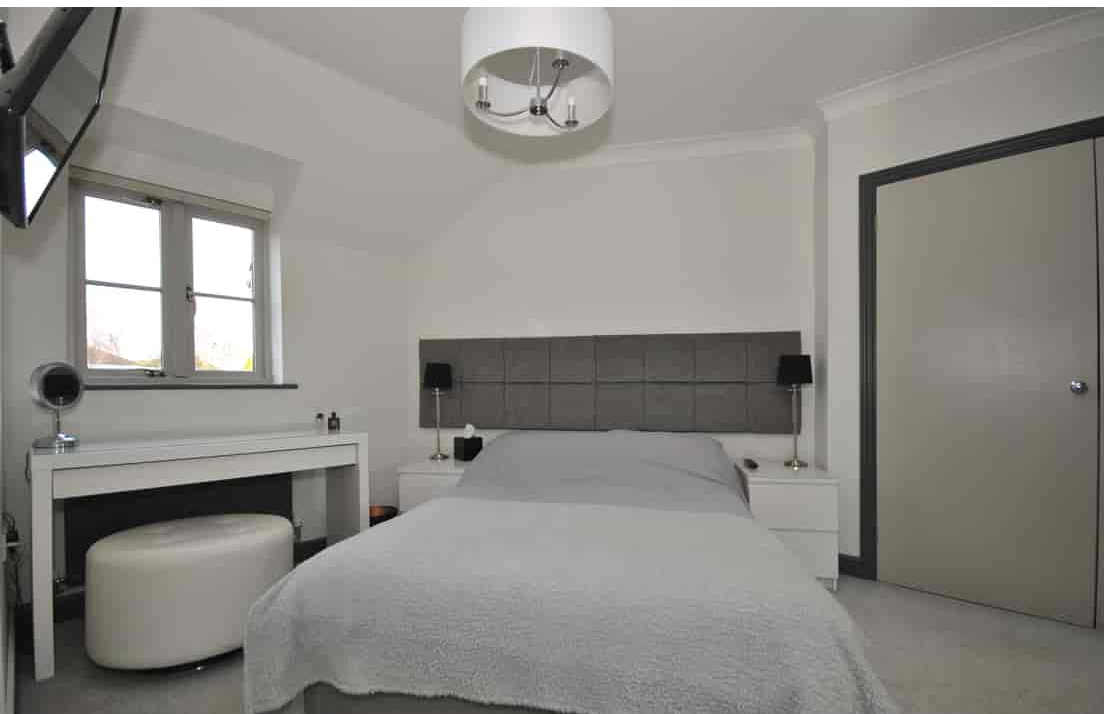
Bond Residential are delighted to offer for sale this modern two bedroom home situated in the sought after Chancellor Park development. The property comprises an entrance hall, cloakroom, open plan living/dining room, fitted kitchen, master bedroom with built in wardrobe and en suite with modern white suite, second bedroom and family bathroom with modern white suite. Externally the property offers a front garden, low maintenance rear garden and allocated parking space to the rear.

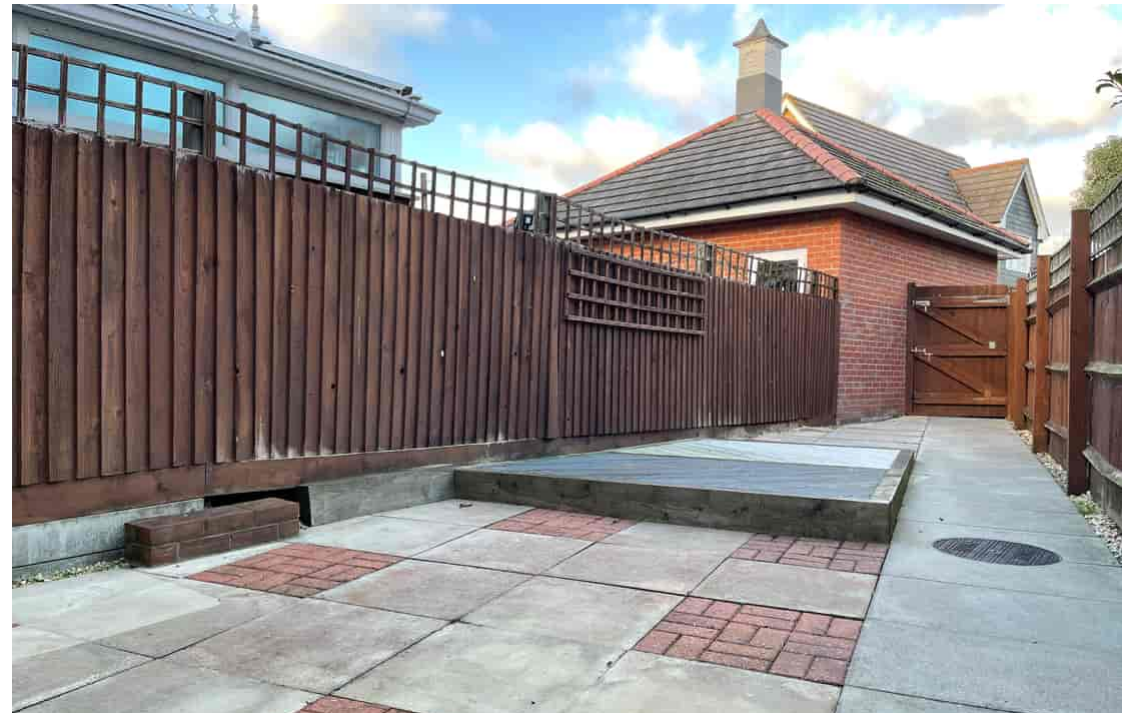
## LOCATION

The Chancellor Park development benefits from an abundance of open green spaces, with a park area to the front of the development, children's play area off of Cornelius Vale and sports park which includes football pitches, sports pavilion, astro tennis courts, floodlit multi-use hard surface area (Tennis, Netball, Football) and Bowling green. Chancellor Park forms part of Chelmer Village which offers its own village square with a range of day to day amenities and superstore, two popular primary schools, a pre-school, retail park with a range of high street brands, there are a selection of restaurants around Chelmer Village as well as open park space. For the commuters there is a regular bus service to Chelmsford city centre and mainline station which offers a direct service to London Liverpool St in as fast as 32 minutes. For those requiring road access Chancellor Park is conveniently located within easy access of the A12 and A130.

Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store. Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs and gyms including the newly refurbished Riverside Ice & Leisure. Chelmsford is renowned for its educational excellence and alongside the local schools, it offers two of the country's top performing grammar schools, Writtle agricultural college, Anglian Ruskin University and a selection of private schools.

- Modern Two Bedroom Home
- Fitted Kitchen
- Master Bedroom With Built In Wardrobe And En suite
- Rear Garden
- Open Plan Living / Dining Room
- Cloakroom
- Family Bathroom With Modern White Suite
- Allocated Parking Space To Rear







GROUND FLOOR  
362 sq.ft. (33.6 sq.m.) approx.

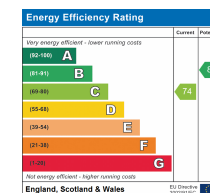
1ST FLOOR  
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 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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