



## Whitley Link, Chelmsford, Essex, CM2 9FX

Council Tax Band F (Chelmsford City Council)



Guide Price £650,000 - £675,000 Freehold

## GUIDE PRICE £625,000 - £650,000

This stunning four-bedroom modern property offers an exceptional blend of style, comfort, and functionality, perfect for families and professionals alike. Nestled in the desirable St John's development, this home promises a lifestyle of convenience and luxury.

Upon entering, you are greeted by a spacious hallway leading to a bright and airy living room, ideal for relaxing or entertaining guests. The heart of the home is the open-plan kitchen and dining area, featuring sleek, contemporary fittings and ample space for family gatherings. Large windows flood the space with natural light, creating a warm and inviting atmosphere. The first floor boasts a master bedroom complete with an en-suite bathroom, providing a private retreat for relaxation. Three additional bedrooms offer versatility, whether you need space for a growing family, a home office, or guest accommodation. A well-appointed family bathroom ensures convenience for all.

Outside, the property features a beautifully landscaped garden, perfect for alfresco dining or simply unwinding in the fresh air. The carport and driveway provide parking. Energy efficiency is at the forefront of this home's design, ensuring comfort and sustainability. With modern insulation and heating systems, you can enjoy a cosy environment year-round while keeping energy costs in check.

### 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 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
- Kitchen/Dining Room With Double Doors To Rear Garden
- Four Bedrooms
- Bedroom Two With Feature Bay Window
- Car Port and Driveway

- Living Room
- Cloakroom
- Master Bedroom With En Suite & Fitted Wardrobe
- Family Bathroom with Stylish Duravit Suite & Porcelanosa Tiles
- Landscaped Rear Garden













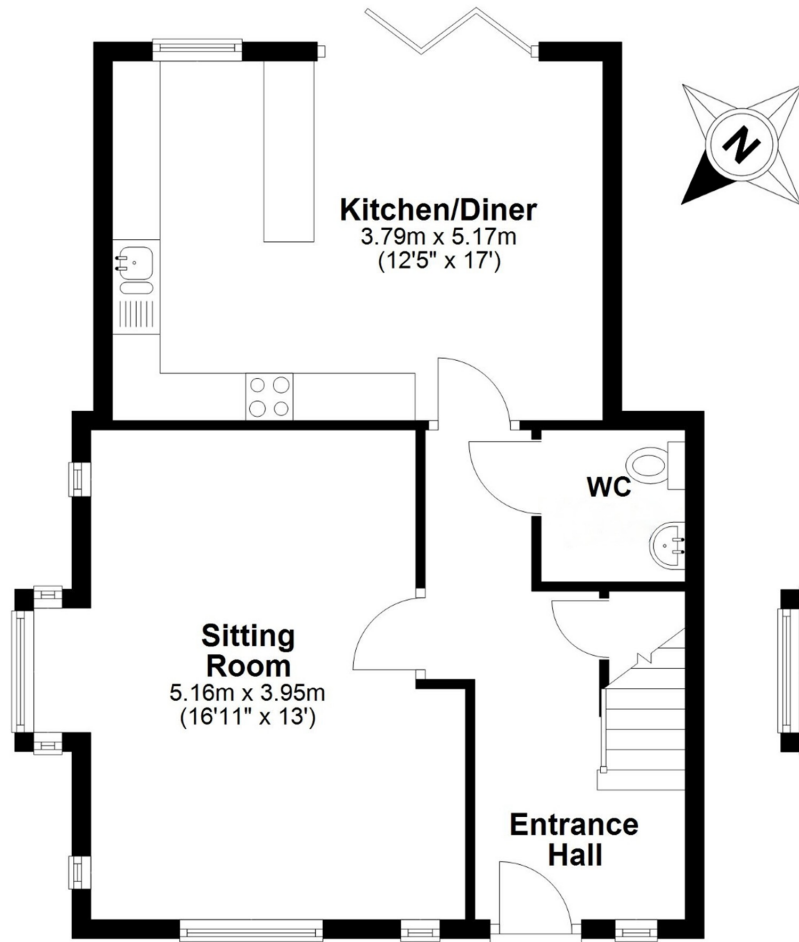




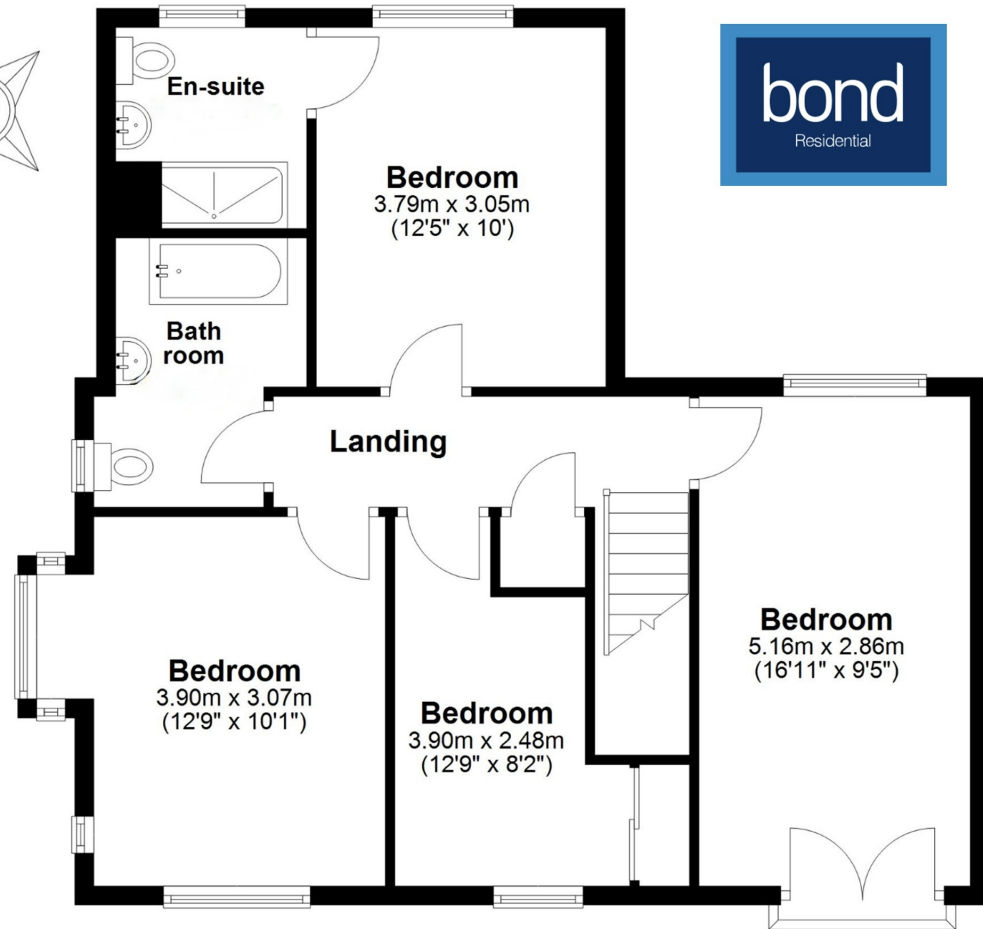




## Ground Floor



## First Floor



**APPROX INTERNAL FLOOR AREA 122 SQ M (1310 SQ FT)**  
This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
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78, New London Road,  
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**Telephone: 01245 500599**  
**Website: [www.bondresidential.co.uk](http://www.bondresidential.co.uk)**

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