



Lawn Lane, Springfield, Chelmsford, Essex, CM1 6NR

Council Tax Band E (Chelmsford City Council)



£590,000 Freehold

Bond Residential are delighted to offer for sale this detached family residence which has been modernised and improved throughout by the current owners situated in Old Springfield.

The property offers an entrance hall, ground floor shower room, living room with feature fireplace, dining room/garden room and a fitted kitchen with integrated appliances. To the first floor there are three bedrooms and a family bathroom with modern white suite. Outside the property benefits from a front garden which is laid to lawn, driveway providing off road parking and garage. The established rear garden is mainly laid to lawn with timber built storage shed and Home Office to the far end of the garden.

LOCATION

Lawn Lane is situated in the Springfield area of Chelmsford which is located to the North east of the city centre. Springfield is an extremely popular area for families due to its excellent schooling, local parks and road links. Springfield offers a selection of local primary schools, Boswells high school which is also a performing arts college, a range of local amenities including a selection a small shopping parades, to the northern edge of Springfield is the new Beaulieu development which offers a range of local shops and amenities.

There is a regular bus service which runs through Springfield and provides access to the City Centre. 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 gyms including the newly refurbished Riverside Ice & Leisure, there are a selection of small parks and open areas spread throughout Springfield including Arun park which leads to the Bunny Walks which provides a pleasant riverside walk and cycle path into the city centre.

Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University, as well as New Hall private school which is situated on the edge of Springfield.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, North Springfield is also conveniently located within a miles of the A12 which provide access to the M25 and M11.

- Detached Family Residence
- Ground Floor Shower Room
- Two Reception Rooms
- Family Bathroom with Modern White Suite
- Home Office

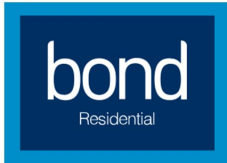
- Modernised and Improved By The Present Owners
- Fitted Kitchen with Integrated Appliances
- Gas Central Heating
- Garage & Driveway
- Established Rear Garden



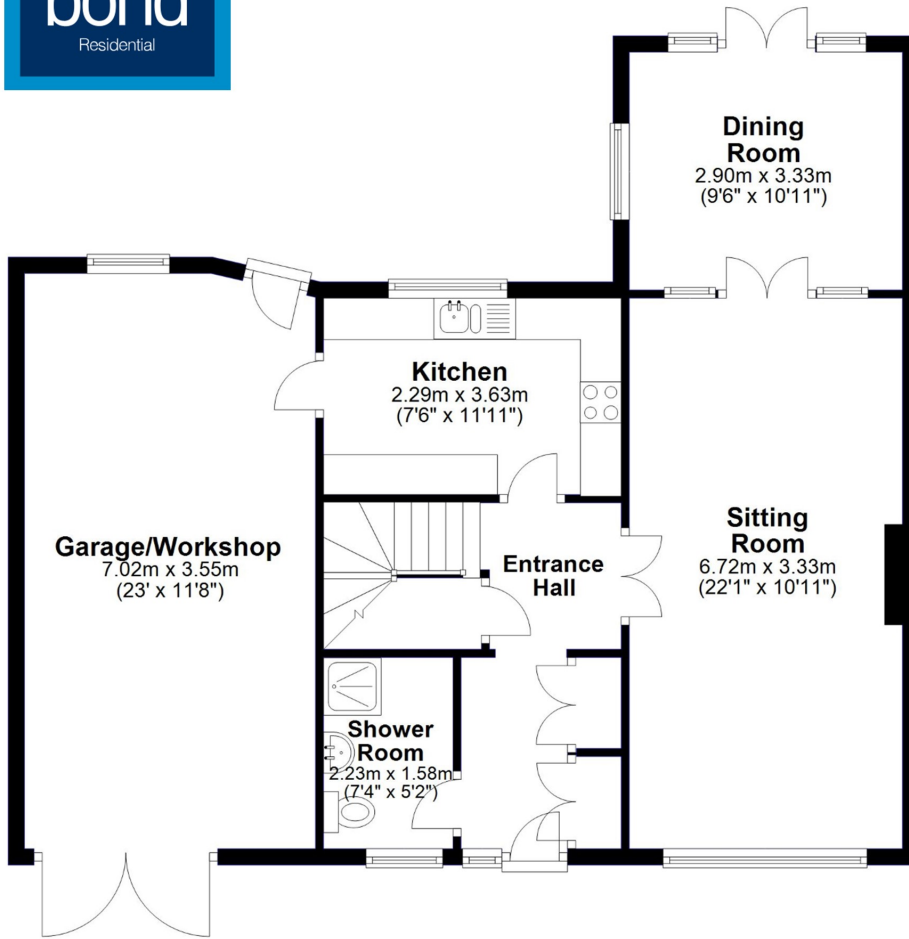




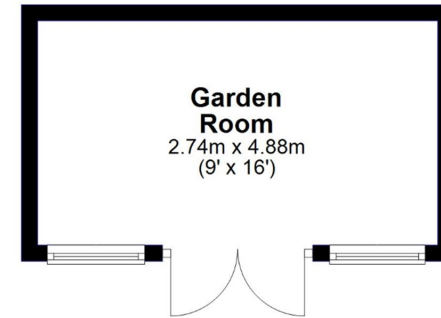




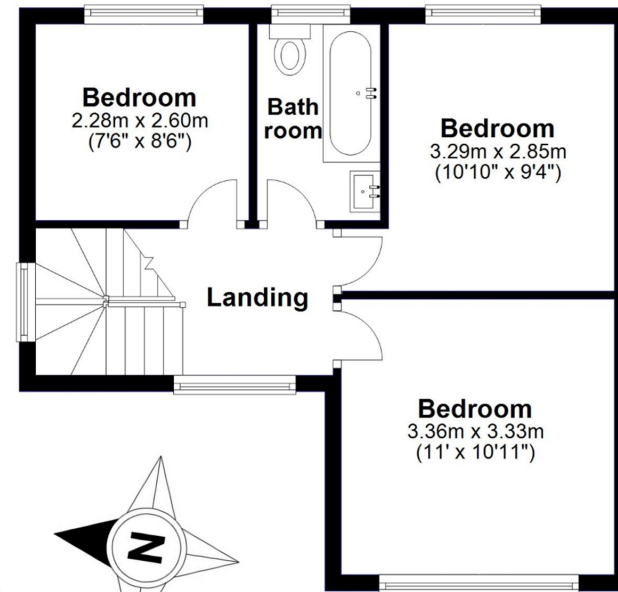
Ground Floor



Outbuilding



First Floor



APPROX INTERNAL FLOOR AREA 96 SQ M (1030 SQ FT)
GARAGE/OUTBUILDING 39 SQ M (420 SQ FT) TOTAL 135 SQ M (1450 SQ FT)

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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