



98 Wood Street, Chelmsford, Essex, CM2 8BL

Council Tax Band F (Chelmsford City Council)



£725,000 Freehold



Bond Residential is thrilled to present this exceptional detached family residence, offered for sale with no onward chain. Nestled in a prime location, this home boasts breathtaking views over Chelmsford Golf Course, making it a truly unique opportunity for discerning buyers. Upon entering the property, you are welcomed by a spacious entrance hall leading to a convenient ground floor WC. The well-appointed fitted kitchen and adjoining utility room provide ample space for culinary endeavours, while the open-plan living and dining area offers a seamless flow, enhanced by double doors that open onto the picturesque rear garden. The first floor accommodates four generously sized double bedrooms. The main bedroom is a standout feature, complete with an en-suite shower room and a charming Juliette balcony, perfect for enjoying the stunning golf course vistas. Three of the bedrooms are equipped with fitted double wardrobes, while the fourth bedroom includes a fitted storage cupboard. A family bathroom and two additional storage cupboards on the landing ensure practicality and convenience. The expansive loft space, accessible from the landing, offers ample storage and features a unique porthole-style window with elevated views of the golf course.

Externally, the property benefits from a driveway providing off-road parking, leading to a garage. The west-facing rear garden, primarily laid to lawn, is adorned with established shrubs and hedging, creating a serene outdoor retreat. Enjoy stunning summertime sunsets from this idyllic setting. A timber-built storage shed offers practical garden storage, while an awning provides shade on warm days. The property also features side access with a secure gate for added convenience. This remarkable home combines comfort, style, and an enviable location.

## LOCATION

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 chain 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.

- Detached Family Residence
- No Onward Chain
- Garage & Driveway
- Two Bathroom/Shower Rooms

- Stunning Golf Course Views To Rear
- Fitted Kitchen & Utility Room
- Four Bedooms
- Juliette Balcony to Main Bedroom With Stunning Views











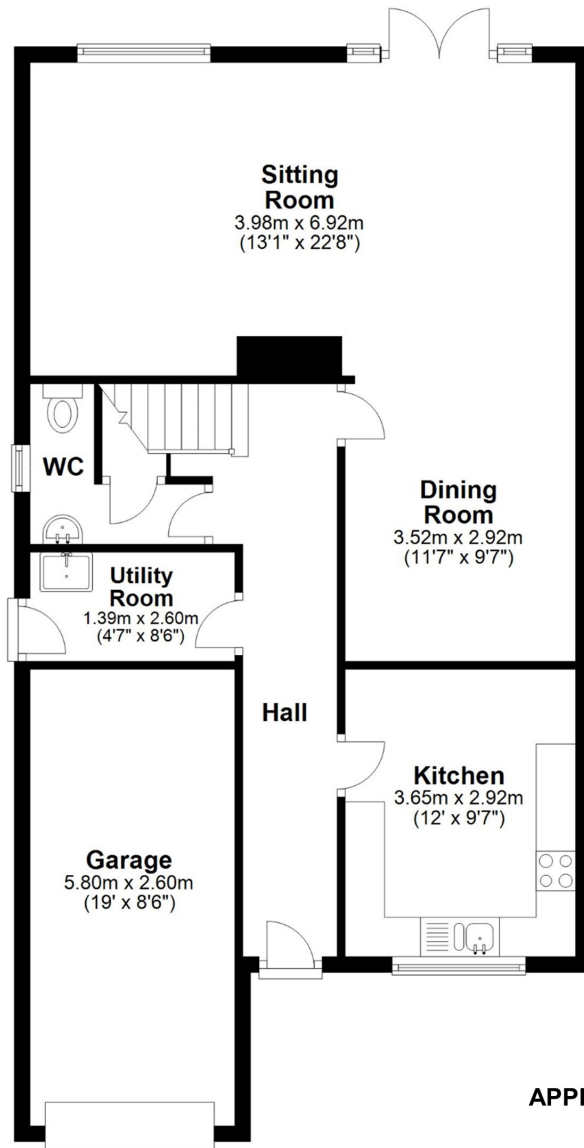




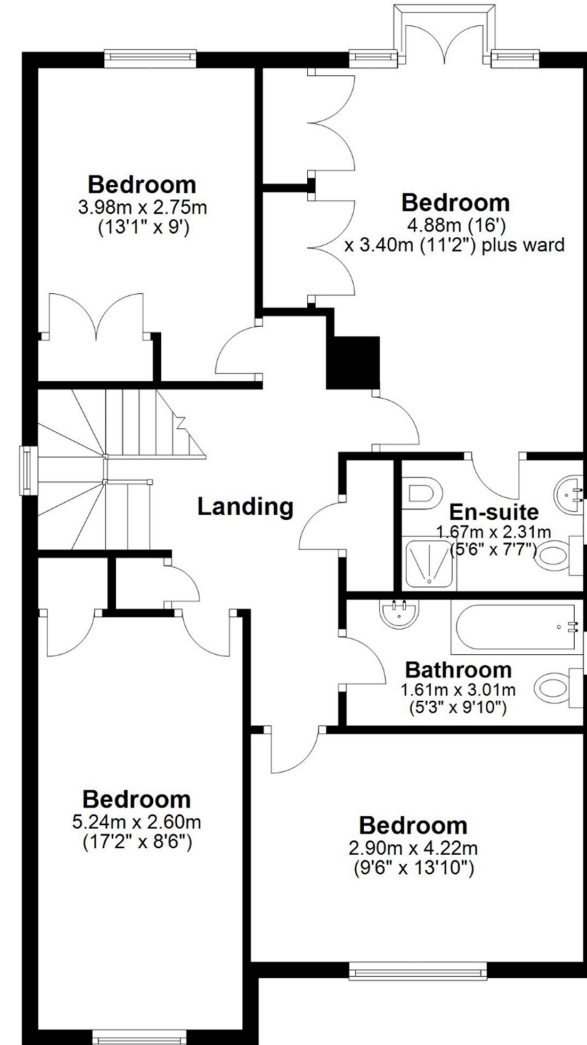




## Ground Floor



## First Floor



**APPROX INTERNAL FLOOR AREA 165 SQ M (1780 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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