



# St Margarets Road, Chelmsford, Essex, CM2 6DR

Council Tax Band D (Chelmsford City Council)

 2  4  2

£625,000 Freehold

Bond Residential are pleased to offer for sale this extended semi detached family home overlooking a greensward to the front situated within walking distance of Chelmsford city centre and mainline station. The property comprises an entrance hall, living room with double doors overlooking and leading to the rear garden, sitting room, fitted kitchen/dining room, a cloakroom completes the ground floor accommodation. To the first floor there is a master bedroom with fitted wardrobe and en suite shower room, three further bedrooms, two of which are double bedrooms and a further large single bedroom, family bathroom with four piece modern white suite.

Externally the property offers a block paved driveway to front providing off road parking for several vehicles and benefits from an electric vehicle charging point, the rear garden is south facing and features a raised decking area and lawn, there is a purpose built outbuilding which makes an ideal home office or gym and has a shed area attached.

## LOCATION

Situated within easy access of Chelmsford city centre and mainline station. 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 know 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, the newly refurbished 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, it offers two of the country's top performing grammar schools, Writtle Agricultural College, Anglian Ruskin University, and several private schools.

There is a selection of parks and open spaces within close proximity. The Chelmer Village retail park and Riverside retail park are both within easy access of the property.

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. St Margarets Road is conveniently positioned within easy access of the A12 via Chelmer Road.

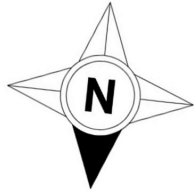
- Extended Semi Detached Family Home
- Fitted Kitchen/Dining Room
- Master Bedroom With Built In Wardrobe And En Suite
- Block Paved Driveway
- Outbuilding - Ideal Home Office or Home Gym
- Two Reception Rooms
- Four Bedrooms
- Family Bathroom With Four Piece Modern White Suite
- South Facing Rear Garden
- Walking Distance From Chelmsford Station & City Centre.



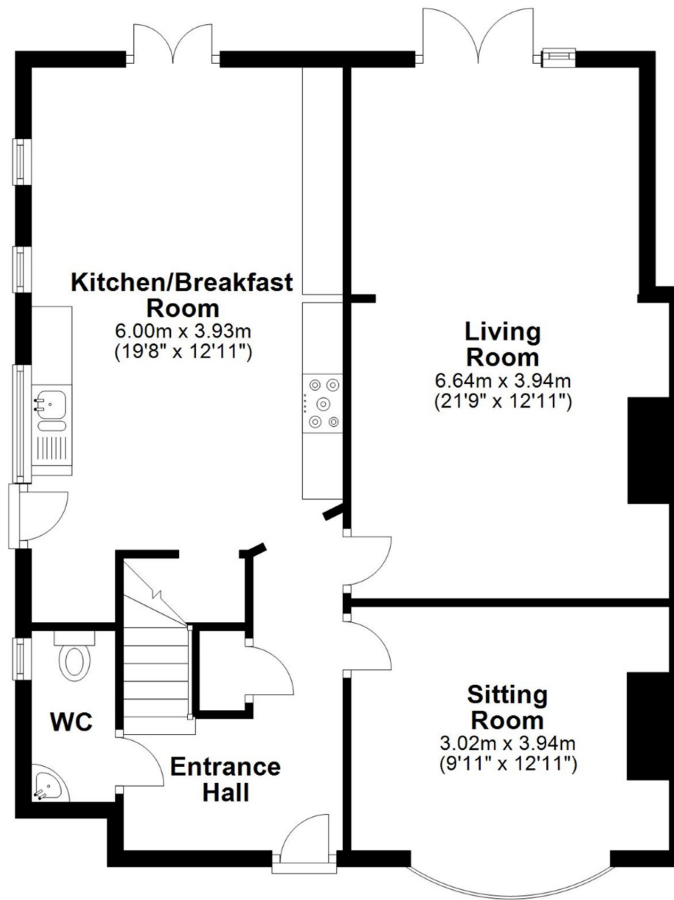




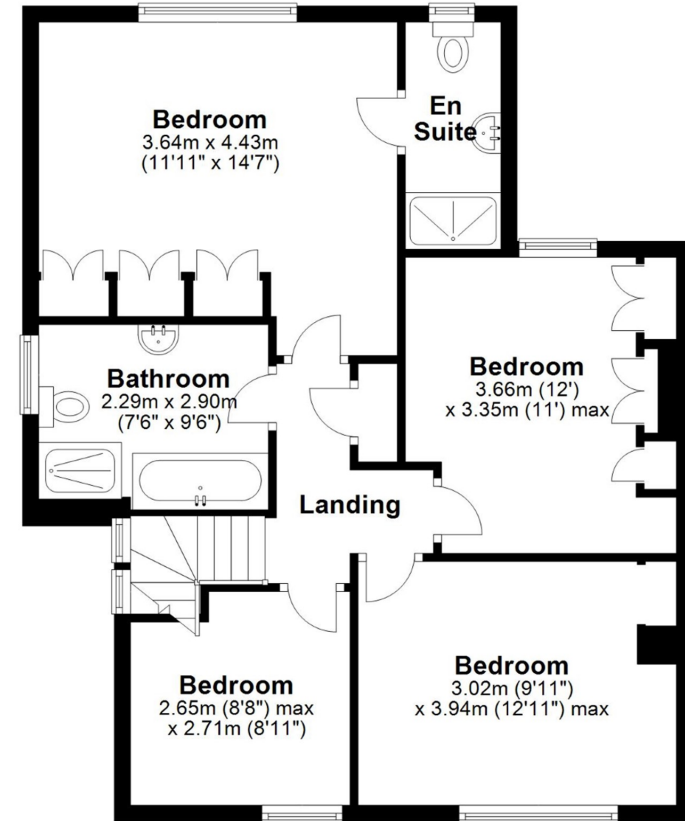




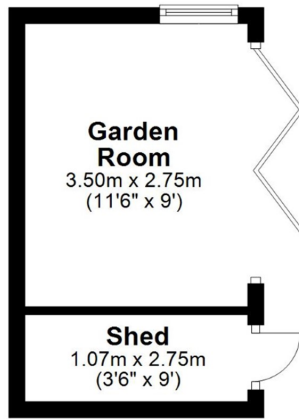
### Ground Floor



### First Floor



### Outbuilding



**APPROX INTERNAL FLOOR AREA 141 SQ M (1520 SQ FT) OUTBUILDING 13 SQ M (140 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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