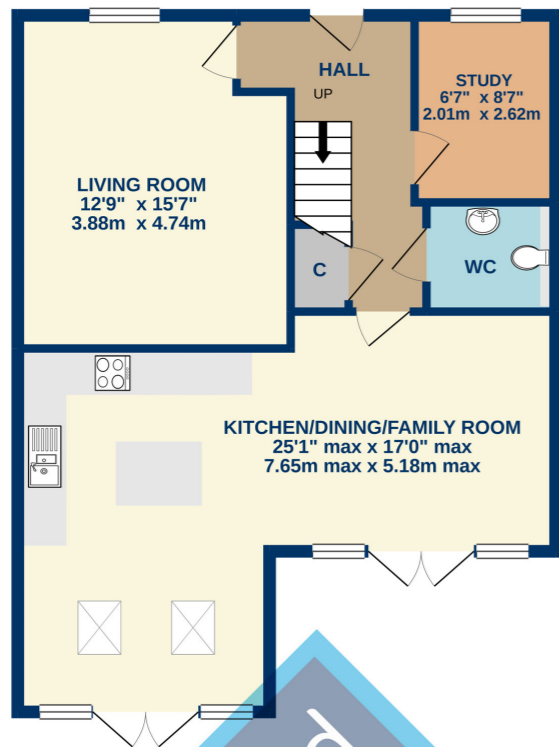


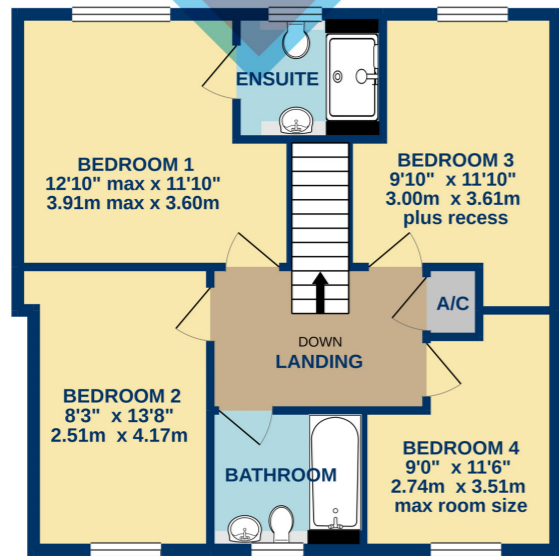
Beeches Crescent, Chelmsford, Essex, CM1 2FU



GROUND FLOOR
716 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1332 sq.ft. (123.7 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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FLOORPLAN

Beeches Crescent, Chelmsford, Essex, CM1 2FU



GUIDE PRICE £625,000 - £650,000

ACCOMMODATION

This modern executive detached family home was built in 2015 by Linden Homes and is set overlooking a landscaped greensward to the front, the property offers accommodation comprising an entrance hall, living room, study, a fantastic fitted kitchen/dining/family room which spreads the full width of the rear of the property and offers double doors overlooking and leading to the south facing rear garden, a cloakroom completes the ground floor accommodation.

To the first floor there is a master bedroom with en suite shower room with modern white suite, three further good sized bedrooms and a family bathroom with modern white suite. Externally the property benefits from a driveway providing off road parking for numerous vehicles, a larger than average detached garage and a good sized landscaped south facing garden with paved patio lawn and artificial lawn.

LOCATION

Beeches Crescent is located within the sought after West Chelmsford, conveniently located within a mile of Chelmsford's mainline station and city centre. The property is also within walking distance of both of Chelmsford's highly sought after grammar schools, King Edward VI (KEGS) and The County High School for girls as well as Westlands primary school.

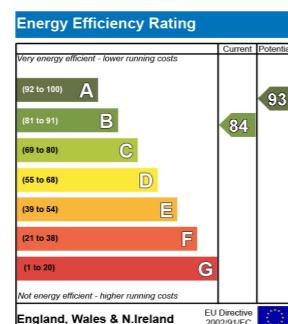
Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent to larger well know chains serving cuisines from around the world, along with a thriving nightlife with a selection of bars, the Civic Theatre and two multi screen cinemas. The pedestrianised High Street, two shopping precincts as well as a number of 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. There are a selection of open spaces with Admirals Park and Central Park both being within a short walk, with the latter offering a pleasant riverside walks through to the city centre.

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, the property is conveniently positioned within easy access of the A1060 and A414 which provide access to the M11.

- **GUIDE PRICE £625,000 - £650,000**
- **Executive Detached Family Residence**
- **Living Room**
- **Study**
- **Fitted Kitchen/Dining/Family Room**
- **Master Bedroom With En Suite**
- **Four Bedrooms**
- **Family Bathroom**
- **Garage & Driveway**
- **South Facing Rear Garden**

£625,000



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