



# Longstomps Avenue, Chelmsford, Essex, CM2 9BY

Council Tax Band E (Chelmsford City Council)

 2  4  2

£775,000 Freehold



This extended established semi detached family home comprising a spacious entrance hall with built in storage, sitting room with feature bay window, open plan kitchen/dining/family room with fitted kitchen with high gloss white units, fitted Neff appliances and American style Samsung fridge/freezer and bi fold doors that overlook and lead to the rear garden, utility room and a cloakroom complete the ground floor accommodation, to the first floor there is a spacious landing, two double bedrooms and a further single bedroom as well as the family bathroom with contemporary white suite. To the second floor there is a master bedroom suite with bedroom area with double doors and Juliette balcony, dressing room and en suite shower room with contemporary white suite.

Externally the property features a driveway providing off road parking for numerous vehicles with the added benefit of a fitted EV charging point, garage/store with double doors. The rear garden has been designed with entertaining in mind with a large patio that spreads across the width of the rear of the property with retaining wall with raised flower and shrub beds inset with feature lighting, two lawned areas with artificial lawn with a dividing paved path and flower and shrub borders with feature lighting, space designed for Hot Tub (available at separate negotiation, large detached gym/home office outbuilding with air conditioning and underfloor heating.

The property has been extended and remodelled throughout by the current homeowners and in our opinion the property is the perfect blend of character features fused with the luxuries and necessities of modern day family living. There is a 6 camera CCTV system, four zone alarm system and networked router which provides cat 6 wiring to the home office.

## LOCATION

The property is located in the highly desirable Longstomps Avenue which is within easy access of the A12 and conveniently located within 1 mile of Chelmsford city centre. There are a selection of local amenities within walking distance of the property with a local parade of shops which includes a newsagents, chemist and doctors within a 0.3 of a mile of the property at the top of Wood Street and Tesco superstore at the other end. The property is spoilt for local schooling with a selection of outstanding private schools, two hugely popular primary schools in Moulsham Infants & Juniors and Mildmay, as well as Moulsham senior school all within a mile of the property. A regular bus service runs along Gloucester Avenue & Galleywood Road providing 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 a John Lewis store. Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs at the local Chelmer Park, a selection gyms including the newly refurbished Riverside Ice & Leisure centre. There are a selection of golf clubs within the area including Chelmsford golf club which is within a mile of the property and the nearby Hylands Park estate, Chelmer Park and Galleywood common provide pleasant open spaces.

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 Anglia Ruskin University.

Chelmsford's mainline station is located within 1.5 miles of the property and provides a direct service to London Liverpool St with a journey time of approximately as 32 minutes, also conveniently located within 2.5 miles of the A12 and A414 which provide access to the M25 and M11.

- Extended Established Semi Detached Family Home
- Utility Room & Cloakroom
- Four Bedrooms
- Family Bathroom With Contemporary White Suite
- Gym/Home Office With Air Conditioning & Underfloor Heating
- Sitting Room
- Open Plan Kitchen / Dining / Family Room
- Master Bedroom With Dressing Room & En Suite
- Landscaped Rear Garden
- Viewing Highly Recommended



















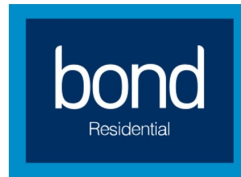
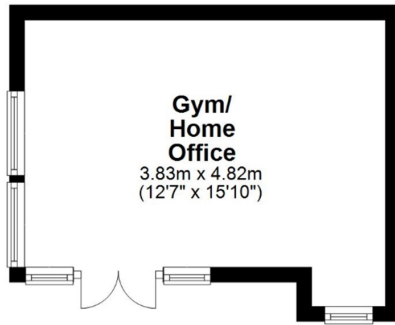




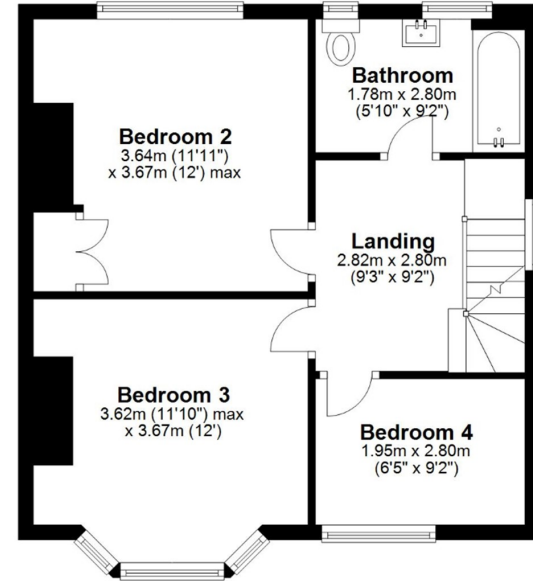




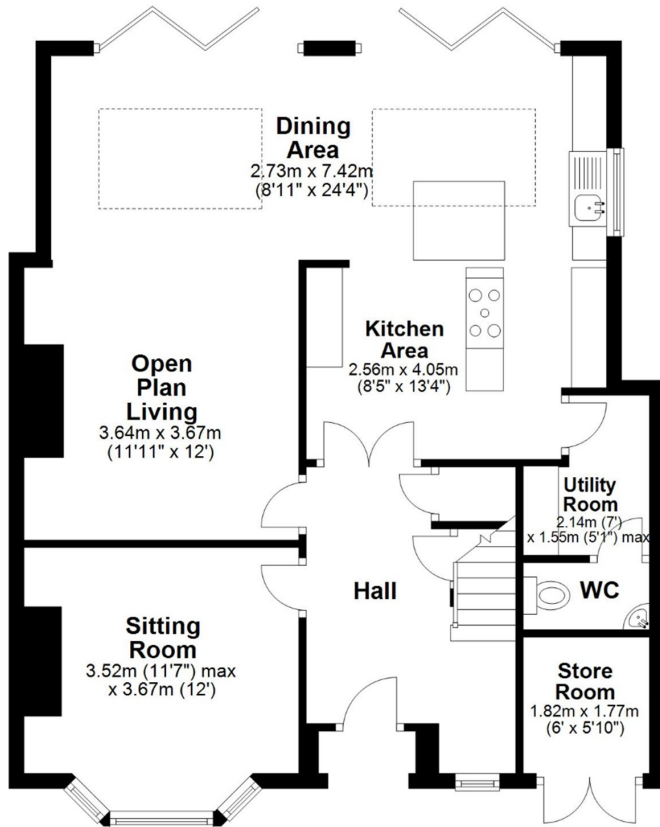
### Outbuilding



### First Floor



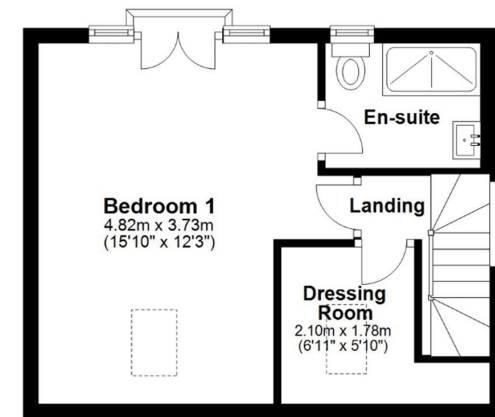
### Ground Floor



**APPROX INTERNAL  
FLOOR AREA**  
151 SQ M (1630 SQ FT)  
**PLUS OUTBUILDING**  
(17 SQ M 180 SQ FT)  
**TOTAL 168 SQ M (1810 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. Copyright Bond Residential 2023

### Second Floor



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