



Wood Street, Chelmsford, Essex, CM2 9FQ

Council Tax Band D (Chelmsford City Council)



Guide Price £475,000 - £485,000 Freehold

GUIDE PRICE - £475,000 - £485,000

Welcome to this beautifully presented three-bedroom family home, situated in the highly sought-after St John's development. This modern property combines style, comfort, and convenience, making it the perfect choice for families seeking a contemporary lifestyle.

As you step inside, you are greeted by a welcoming entrance hall that leads into a spacious living room, ideal for family gatherings or quiet evenings in. The inner hall provides access to a ground floor cloakroom, offering added convenience for guests. The heart of the home is undoubtedly the fitted kitchen/dining room, which boasts built-in appliances and elegant double doors that open onto the rear garden, creating a seamless indoor-outdoor living experience. The first floor is thoughtfully designed to cater to all your family's needs. The master bedroom is a true retreat, featuring a fitted wardrobe and an en-suite shower room for your privacy and comfort. A further double bedroom and a cosy single bedroom provide ample space for family members or guests. The family bathroom, complete with a modern white suite, ensures that everyone's needs are met with ease.

Externally, the property is equally impressive. The front garden is meticulously landscaped with vibrant flower and shrub beds, framed by hedging and railings, offering a charming first impression. The tiered, west-facing rear garden is a true oasis, featuring a patio area perfect for al fresco dining, a raised flower bed set in railway sleepers, and a lush lawn. Additionally, two allocated parking spaces at the rear ensure that parking is never a concern. This home is a testament to modern family living, offering a perfect blend of style, functionality, and location. Don't miss the opportunity to make this stunning property your own.

LOCATION

The property is located in the highly desirable St John's development in Chelmsford which is within easy access of the A12 and conveniently located within 1.2 miles of Chelmsford city centre. There are a selection of local amenities within walking distance of the development with Tesco superstore at one end of Wood Street and a local parade of shops which includes a newsagents, chemist and doctors at the other end. St John's is spoilt for local schooling with a selection of outstanding private schools, two hugely popular primary schools in Moulsham Infants & Juniors and Mildmay Primary school as well as Moulsham senior school all within a mile of the St John's development. There is a regular bus service which runs along Wood Street 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 sports clubs at the local Chelmer Park, a selection of gyms including the newly refurbished Riverside Ice & Leisure, there are a selection of golf clubs within the area including Chelmsford golf club that the development backs on to and the nearby Hylands Park estate and Oaklands park 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 Anglian Ruskin University.

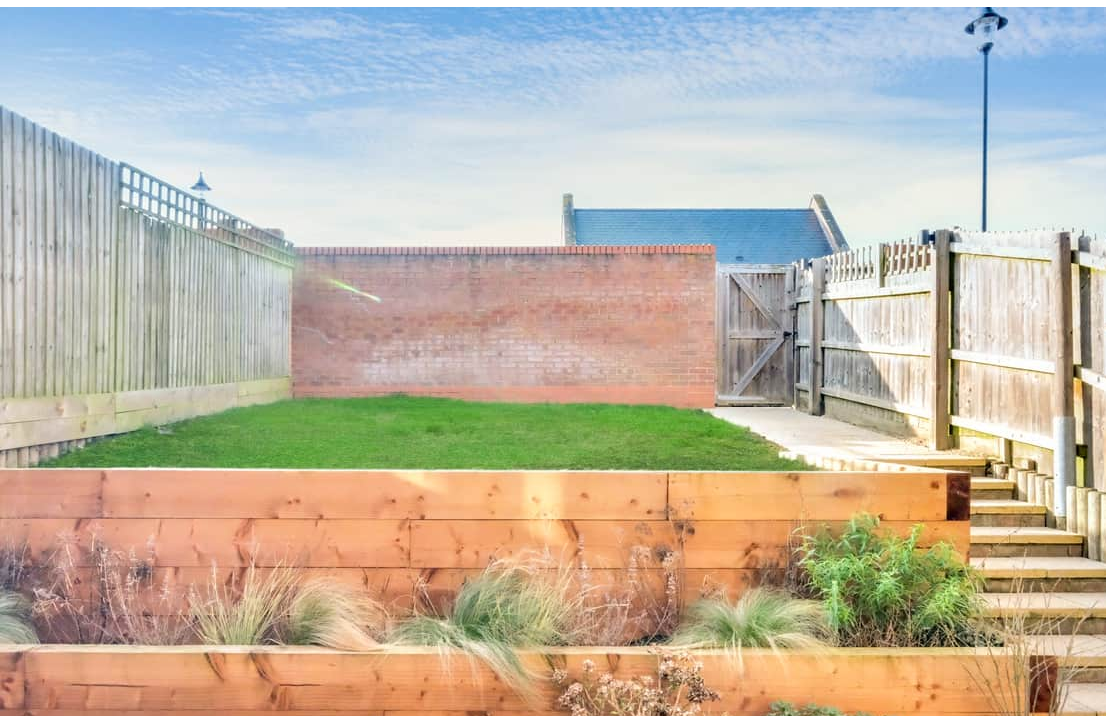
Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, the property is also conveniently located within 2 miles of the A12 and A414 which provide access to the M25 and M11.

Tenure: Freehold **Council Tax Band:** D **EPC Rating:** B **Estate Charge:** £600 per annum

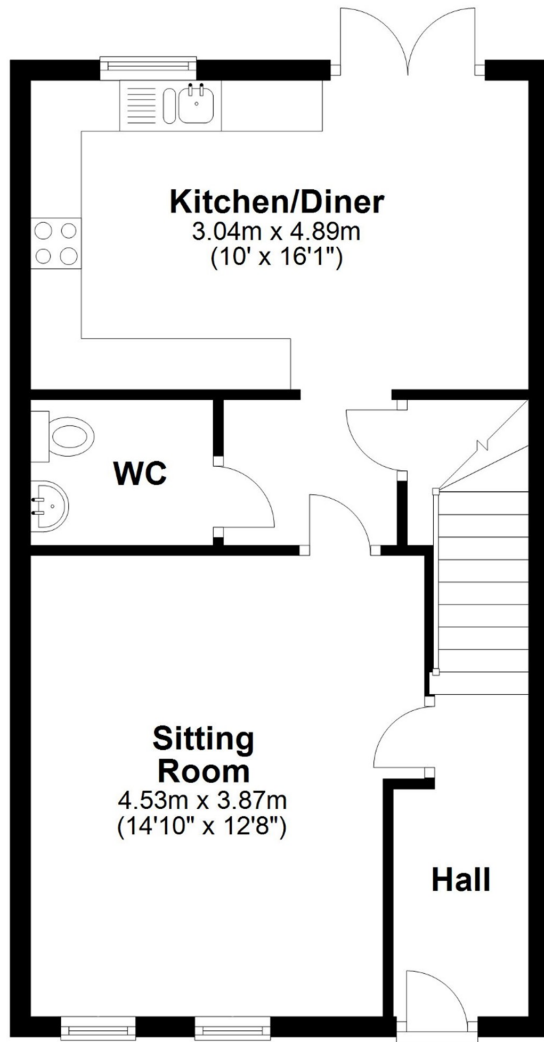
- Sought After St John's Development
- Living Room
- Master Bedroom with En Suite
- West Facing Landscaped Rear Garden
- 1.2 Miles from Chelmsford City Centre & Station
- Modern Semi Detached Home
- Kitchen/Dining Room With Double Doors To Rear Garden
- Family Bathroom
- Two Allocated Parking Spaces
- Viewing Highly Recommended





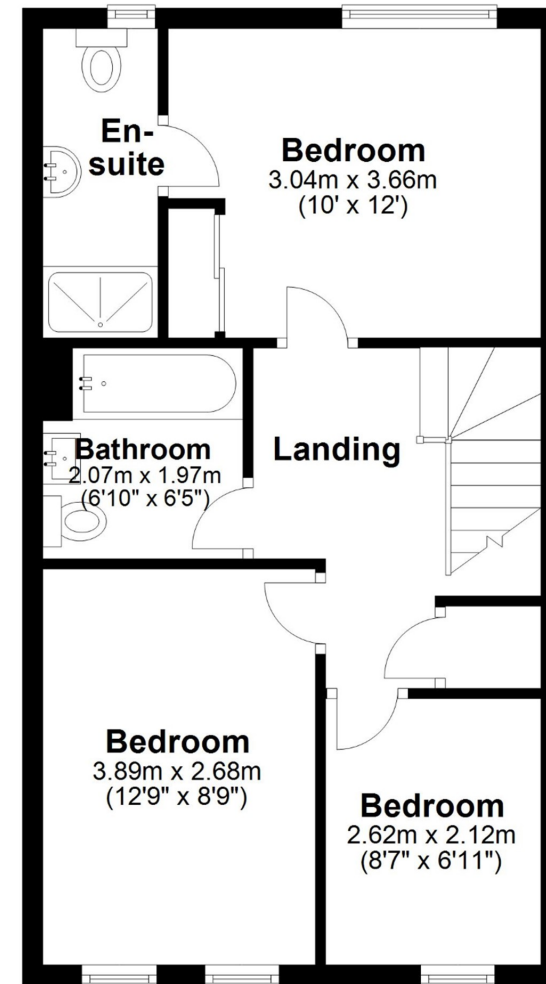


Ground Floor



APPROX INTERNAL FLOOR AREA
90 SQ M (970 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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First Floor



78, New London Road,
Chelmsford, Essex, CM2 0PD
Telephone: 01245 500599
Website: www.bondresidential.co.uk

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