



Chestnut Walk, Chelmsford, Essex, CM1 4JU

Council Tax Band D (Chelmsford City Council)

 2  3  2

£550,000 Freehold

ACCOMMODATION

Bond Residential are pleased to offer for sale this extended three bedroom detached family home set within close proximity of Chelmsford's two grammar schools and within a mile of Chelmsford city centre and mainline station. The accommodation comprises an entrance hall, cloakroom, living room, dining room, fitted kitchen, study/playroom, master bedroom with fitted wardrobes and en suite bathroom with four piece white suite and family bathroom with four piece suite. Externally the property benefits from a front garden with block paved driveway providing off road parking for several vehicles and leading to the garage, south facing rear garden.

The property benefits from having planning permission granted for a two storey side extension which would create an additional reception room, further staircase, two additional bedrooms and a shower room. Full plans are available from our office or via Chelmsford City council planning portal using reference 22/00359/FUL.

LOCATION:

Chestnut Walk is conveniently located within a mile of chelmsford city centre and mainline station and also benefits from being within walking distance of both King Edward VI grammar school and the Girls County High School.

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 and gyms including the newly refurbished Riverside Ice & Leisure.

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.

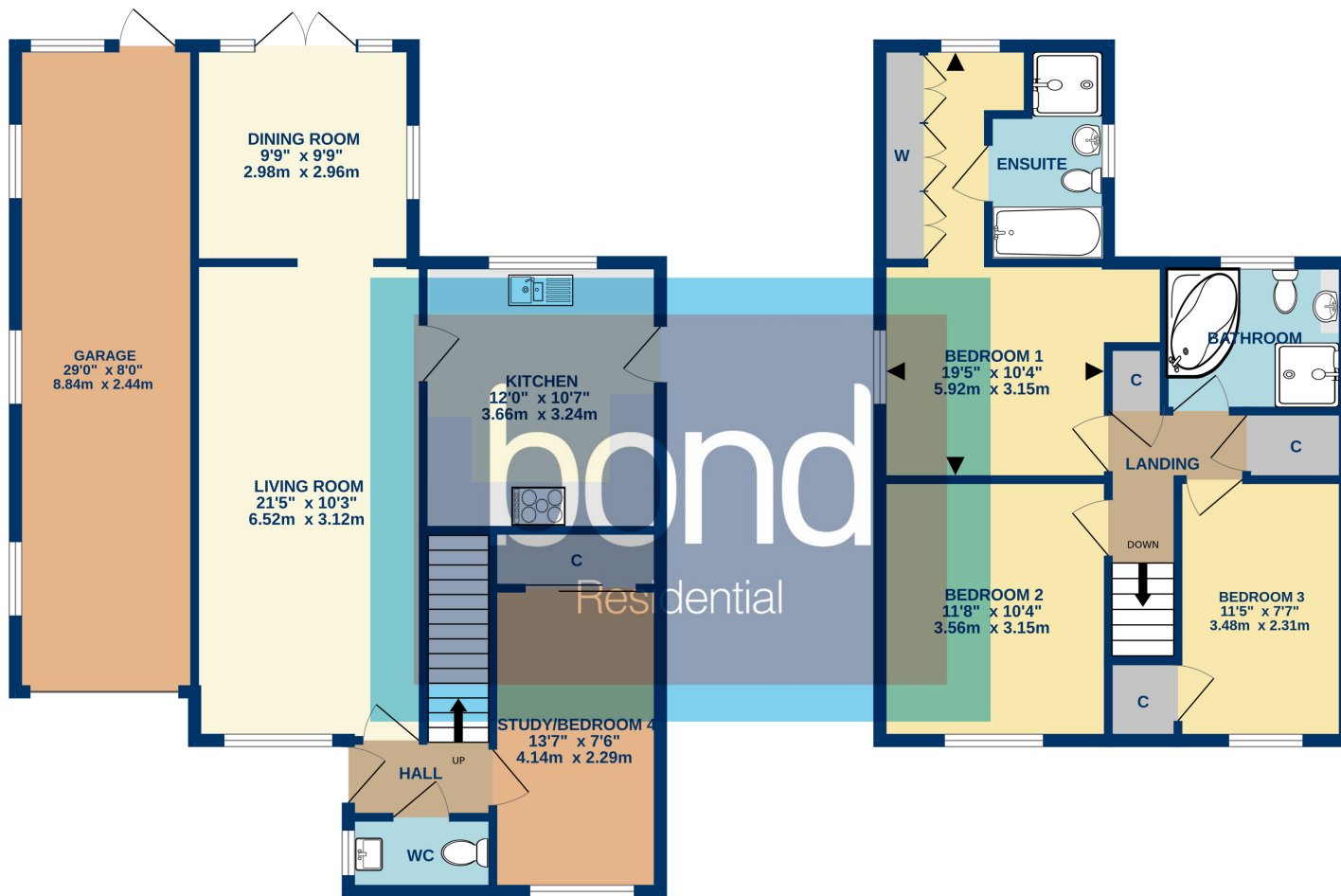
Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, the property is also conveniently located for the A12 and A414 which provide access to the M25 and M11.

- Detached Family Home
- Living Room, Dining Room & Study/Playroom
- Master Bedroom With Built In Wardrobes And En suite
- Within A Mile Of City Centre & Station
- South Facing Garden
- Ground Floor Cloakroom
- Family Bathroom With Four Piece Suite
- Close Proximity Of Chelmsford's Two Grammar Schools
- Garage & Block Paved Driveway
- Planning Approved For Two Storey Side Extension



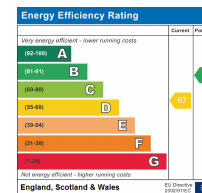






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
 Made with Metropix ©2023

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008. Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.



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