



Langton Avenue, Chelmsford, Essex, CM1 2BW

Council Tax Band C (Chelmsford City Council)

 1  4  2

£400,000 Freehold

Bond Residential are delighted to offer for sale this semi detached family home within walking distance of local schools & amenities.

The property offers an entrance hall, ground floor WC, lounge & fitted kitchen/diner with sliding patio doors which overlook and lead to the rear garden. To the first floor there are three bedrooms and a family bathroom with white suite. The second floor loft conversion has a double bedroom and separate shower room plus a walk-in wardrobe. Outside the property benefits from a driveway which provides off road parking. The established rear garden is mainly laid to lawn with a brick out building.

## LOCATION

Langton Avenue is situated within a short bus ride to Chelmsford city centre and the mainline railway station. This location offers the perfect blend of convenience and accessibility.

Chelmsford city centre is a vibrant hub with a thriving nightlife. You'll find a wide selection of bars and restaurants, catering to all tastes and serving cuisines from around the world. Whether you're looking for a cozy family restaurant or a popular chain eatery, Chelmsford has it all. The pedestrianised High Street, two shopping precincts, and the renowned Bond Street with its John Lewis store provide a comprehensive range of shopping facilities, ensuring that you have everything you need right at your doorstep.

For leisure enthusiasts, Chelmsford offers a variety of options, boasting numerous sports clubs, while Riverside Ice & Leisure provides a gym and ice skating rink. Golf enthusiasts will appreciate the selection of golf clubs in the area.

Education is a top priority in Chelmsford, known for its educational excellence. In addition to the local schools in close proximity, the city is home to two of the country's top-performing grammar schools, as well as Writtle agricultural college and Anglian Ruskin University.

Commuting is a breeze with Chelmsford's mainline station providing direct services to London Liverpool St in as fast as 32 minutes. The property is also conveniently located within 2 miles of the A12 and A414, offering easy access to the M25 and M11 for those who prefer to travel by car.

- Semi Detached Family Home
- Kitchen/Diner
- Gas Central Heating
- Two Bathroom/Shower Rooms
- Large Rear Garden

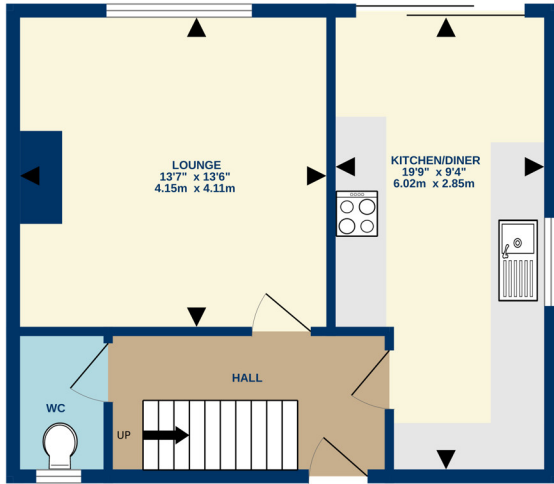
- Lounge
- Ground Floor WC
- Four Bedrooms
- Off Road Parking



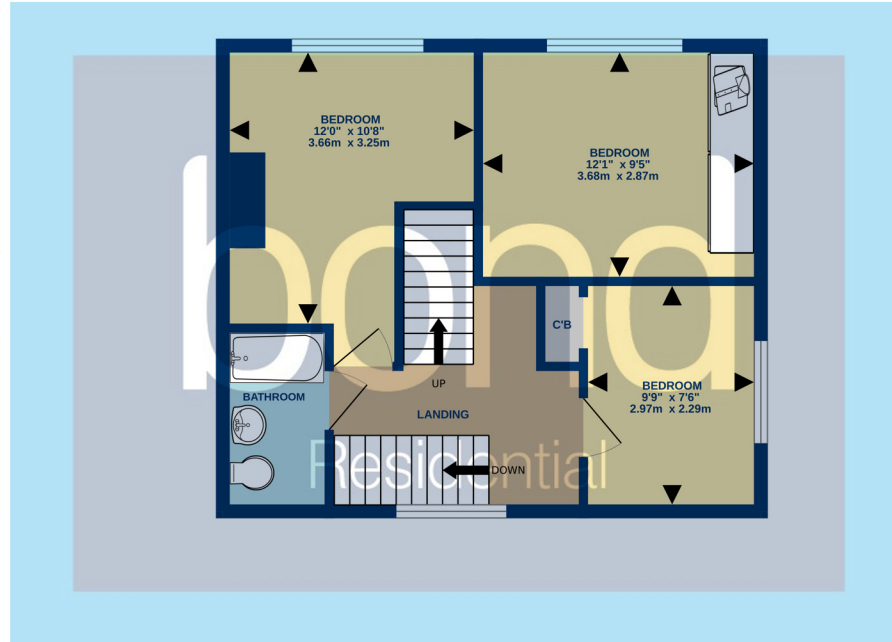




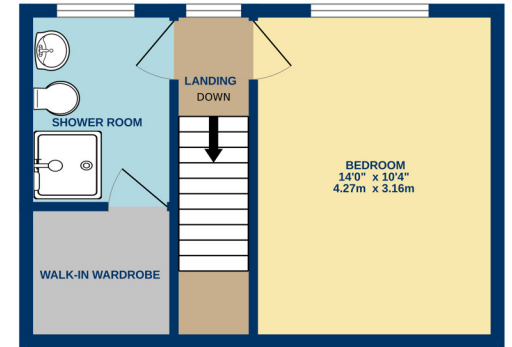
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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