



Chignal Road, Chelmsford, Essex, CM1 2JA

Council Tax Band E (Chelmsford City Council)



Offers in Excess of £500,000 Freehold

Bond Residential are delighted to offer for sale this extended detached residence situated within 1.5 miles of the City centre & mainline railway station.

The property has been well maintained and improved by the current owner to create a lovely family home. The property offers an entrance hall, ground floor WC, living room with feature fireplace, fitted kitchen/diner and utility room. To the first floor there are three double bedrooms. The main bedroom has the added benefit of a luxury en-suite shower room with underfloor heating and an Air Con unit. The family bathroom also enjoys a quality finish again with underfloor heating. Outside the property benefits from a driveway which provides off road parking and in turn leads to the garage. The rear garden has been landscaped to provide two patio area's and established shrubs & hedging to borders.

LOCATION

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 and the nearby Hylands Park estate and Galleywood Common provide pleasant walks and open spaces.

Chelmsford is renowned for its educational excellence and alongside the local schools, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University.

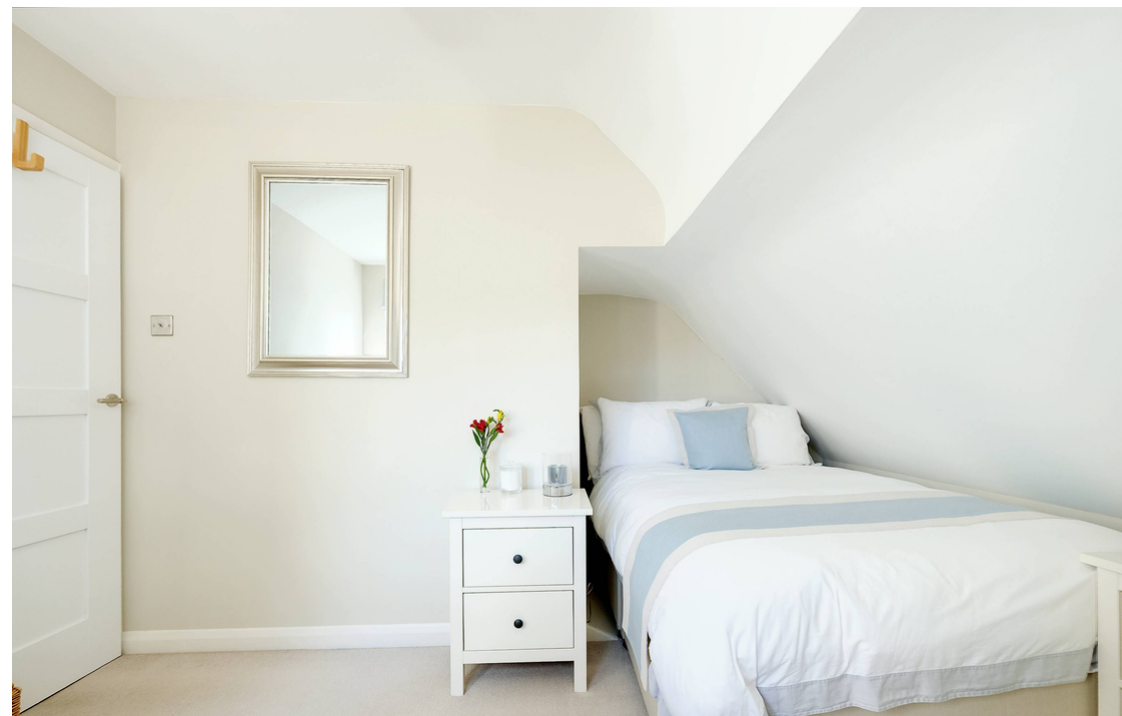
Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, the property is also conveniently located for the A12 and A414 which provide access to the M25 and M11.

- Extended Detached Family Residence
- Fitted Kitchen/Diner
- Established Rear Garden
- Good Quality Family Bathroom & En-Suite
- Air Con to Main Bedroom

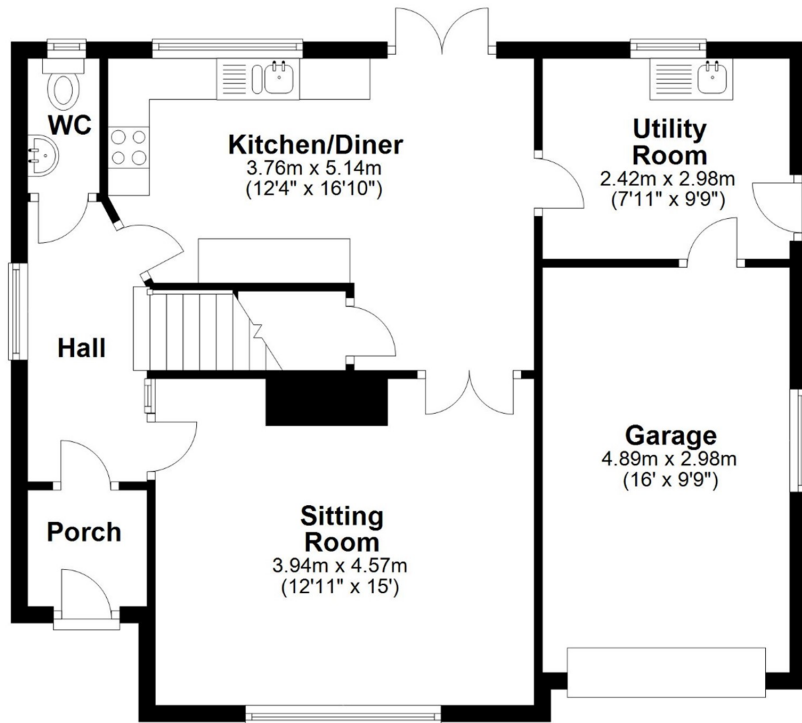
- Living Room
- Gas Central Heating
- Ground Floor WC & Utility Room
- Three Double Bedrooms
- Garage & Driveway



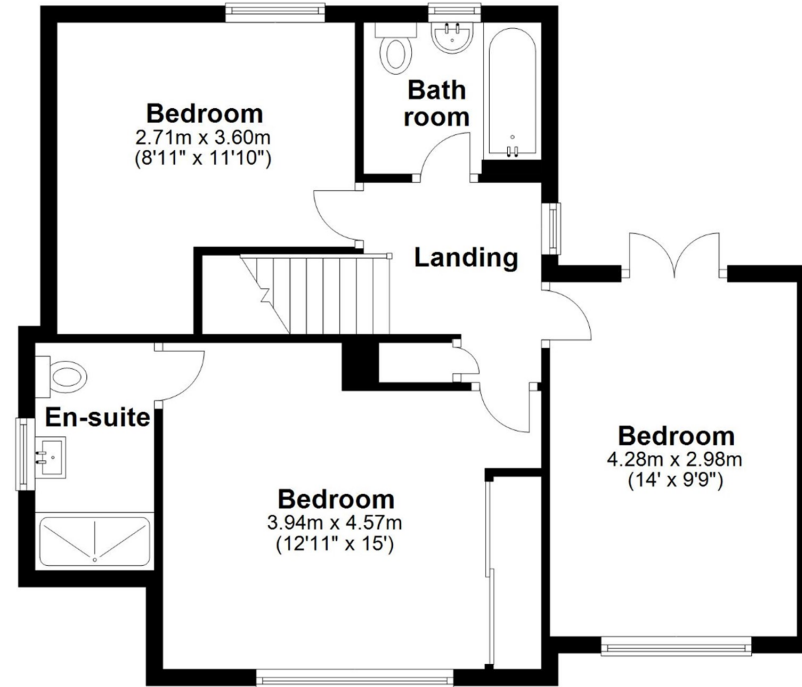




Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA 127 SQ M (1360 SQ FT) (Includes Garage)

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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