



2 Telford Place, Chelmsford, Essex, CM1 7QZ

Council Tax Band F (Chelmsford City Council)

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Offers In Excess of £700,000 Freehold

Bond Residential are delighted to offer for sale this modern family home being sold with no onward chain situated within walking distance of the City centre & mainline railway station.

The property is set over three floors offering flexible accommodation. The ground floor comprising of the entrance hall, ground floor WC, lounge with feature fireplace, dining room, refitted kitchen with integrated appliances & Quartz worktops and a garden room with double doors which overlook and lead to the rear garden. To the first floor there are three bedrooms, the main bedroom has been cleverly reconfigured to provide a study deck and access to the shower room creating a more self contained area to the rest of the house, ideal for older children or elderly relatives. There is also a spacious landing and family bathroom with white suite on this floor. The second floor has two further bedrooms and an en-suite shower room with modern white suite. Outside the property benefits from a double garage with twin electric roller doors, power & light and a personal door giving access to the rear garden. The garden is mainly laid to lawn with mature shrubs & hedging to borders.

LOCATION

Telford Place is a modern development located off Arbour Lane, conveniently located within a mile of Chelmsford High Street and mainline station.

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, there are a selection of small parks and open areas located close to Arbour Lane including Arun park which leads to the Bunny Walks which provides a pleasant riverside walk and cycle path into the city centre.

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, as well as New Hall private school which is situated on the edge of Springfield.

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

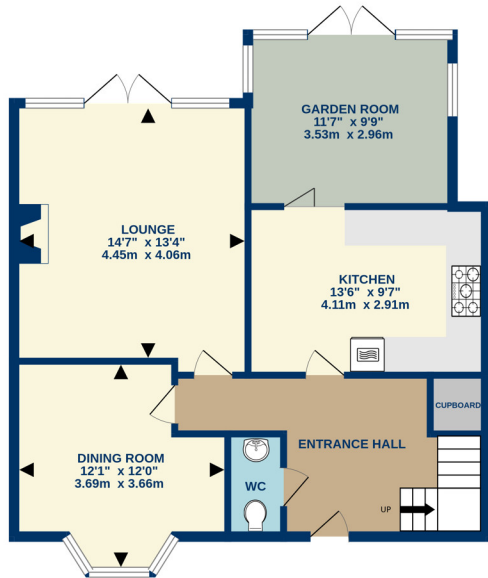
- Link Detached Family Home
- Commuter Location
- Modern Fitted Kitchen
- Three Bathroom/Shower Rooms
- Double Garage
- No Onward Chain
- Three Reception Rooms
- Five Bedrooms
- Gas Central Heating
- Rear Garden







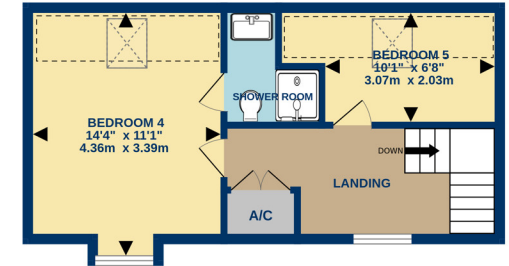
GROUND FLOOR



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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