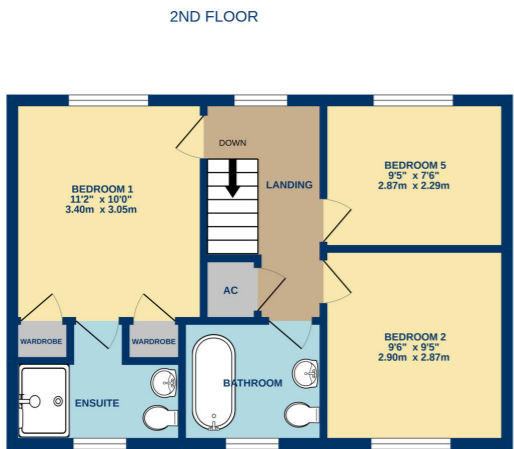
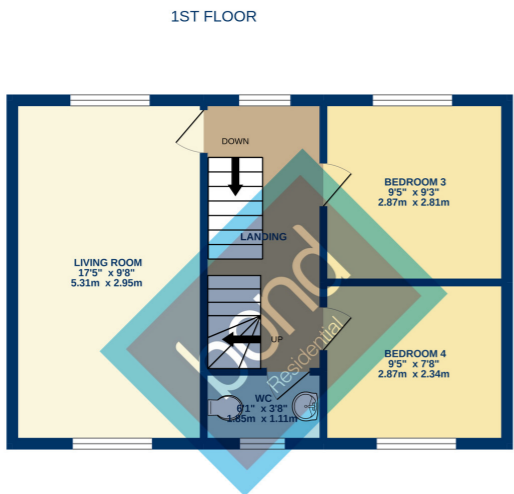


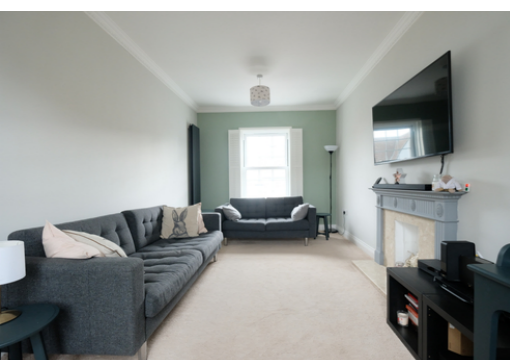
Abell Way, Chancellor Park, Chelmsford, Essex, CM2 6WU



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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# FLOORPLAN

# Abell Way, Chancellor Park, Chelmsford, Essex, CM2 6WU



Bond Residential are delighted to offer for sale this modern town house situated on the popular Chancellor Park development.

The current owners reconfigured the ground floor space to create a lovely family area with a fitted kitchen, dining & sitting area's with double doors which overlook and lead to the rear garden and a ground floor WC off of the entrance hall. To the first floor there are two bedrooms, one of the bedrooms is currently being used as a home office, living room and a cloakroom. The second floor offers three further bedrooms, en-suite shower room to the main bedroom plus a family bathroom with white suite. Outside the property benefits from a carport which provides off road parking and via the electric roller door leads to the garage and rear garden. The rear garden commences with a timber decking patio, steps up to the lawn and further patio.

## LOCATION

The Chancellor Park development benefits from an abundance of open green spaces, with a park area to the front of the development, children's play area off of Cornelius Vale and sports park which includes football pitches, sports pavilion, astro tennis courts, floodlit multi-use hard surface area (Tennis, Netball, Football) and Bowling green.

Chancellor Park forms part of Chelmer Village which offers its own village square with a range of day to day amenities and superstore, two popular primary schools, a pre-school, retail park with a range of high street brands, there are a selection of restaurants around Chelmer Village as well as open park space. For the commuters there is a regular bus service to Chelmsford city centre and mainline station which offers a direct service to London Liverpool St in as fast as 40 minutes. For those requiring road access Chancellor Park is conveniently located within easy access of the A12 and A130.

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.

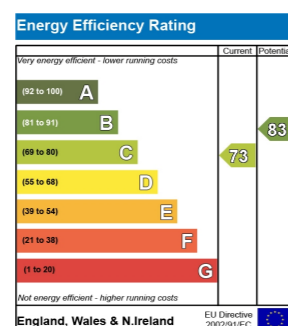
Chelmsford is renowned for its educational excellence and alongside the local schools, it offers two of the country's top performing grammar schools, Writtle agricultural college, Anglian Ruskin University and a selection of private schools.

Council Tax Band D

Freehold Property

- Modern Town House
- Open Plan Kitchen/Diner
- First Floor Living Room
- Five Bedrooms
- Family Bathroom + En-Suite
- Two Cloakrooms
- Gas Central Heating
- Garage & Carport
- Rear Garden

# £525,000



01245 500599

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