



# Colvin Chase, Galleywood, Chelmsford, Essex, CM2 8QQ

Council Tax Band F (Chelmsford City Council)

 3  4  2

£795,000 Freehold

Situated within a mews of just four detached homes, this extended family residence offers spacious, versatile accommodation together with a double garage and generous driveway parking.

The ground floor is thoughtfully arranged for modern family living. A welcoming entrance hall provides access to a study, ideal for home working, and a convenient ground floor cloakroom. The sitting room offers a bright and comfortable reception space, perfect for relaxing or entertaining.

The property truly excels with an impressive open-plan kitchen/dining room extending over 22ft in length, forming the heart of the home. This sociable space is ideal for family life and gatherings, with direct access to a separate utility room for added practicality. An additional family room provides further flexibility — perfect as a playroom, snug or media room with impressive rear garden view.

The first floor comprises four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom. The layout offers excellent balance for growing families or those requiring guest accommodation.

Externally, the home enjoys a private position within the small cul-de-sac setting. The detached double garage provides excellent storage or workshop potential, complemented by ample driveway parking. The rear garden commences with a paved patio terrace, ideal for outdoor dining and entertaining. The remainder is laid to an established lawn, complemented by mature shrubs and hedging to the boundaries providing a pleasant degree of privacy. To the far end of the garden, a timber decking terrace creates an additional seating area, alongside a useful timber-built storage shed.

An exceptional opportunity to acquire a spacious detached residence in one of Galleywood's most sought-after residential turnings.

#### Area Guide

Galleywood is a highly regarded location on the southern outskirts of Chelmsford, offering a perfect balance between countryside surroundings and city convenience. The area is well known for its strong community feel, local amenities and access to open green spaces.

Residents benefit from a selection of local shops, public houses, convenience stores and everyday amenities, while nearby Chelmsford city centre provides an extensive range of shopping facilities including Bond Street, High Chelmer and a wide choice of restaurants and leisure facilities.

Green spaces are a particular highlight, with Galleywood Common offering open parkland ideal for walking, cycling and outdoor recreation. Hylands Estate & Park is also within easy reach, providing over 500 acres of historic parkland, woodland and gardens.

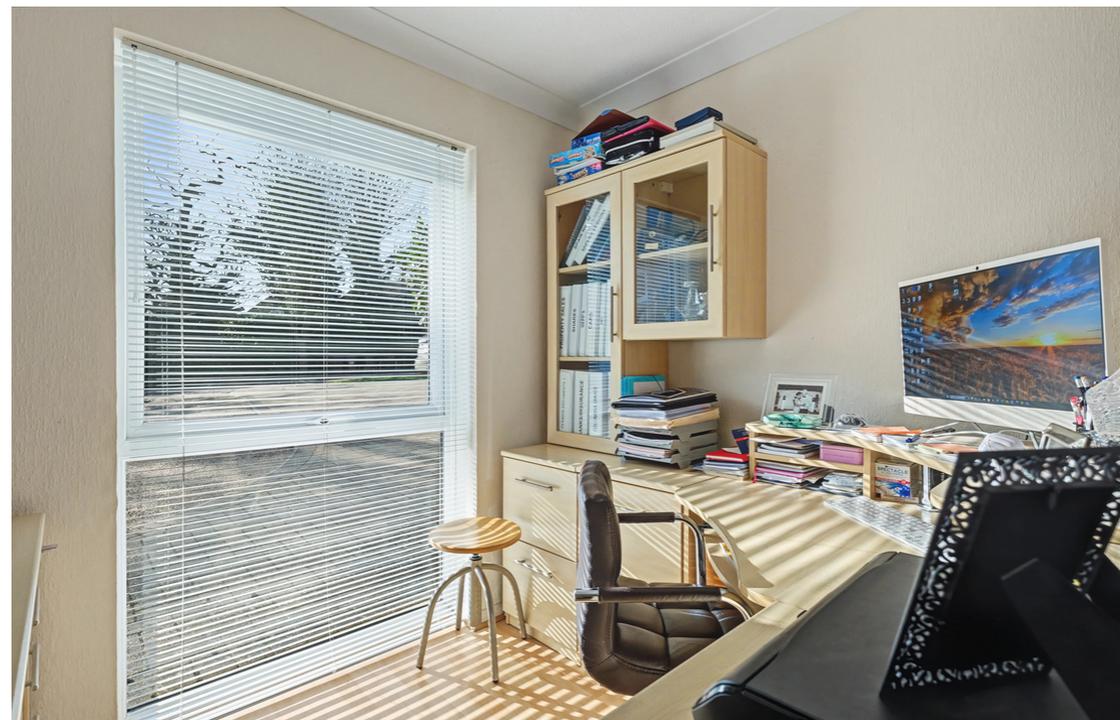
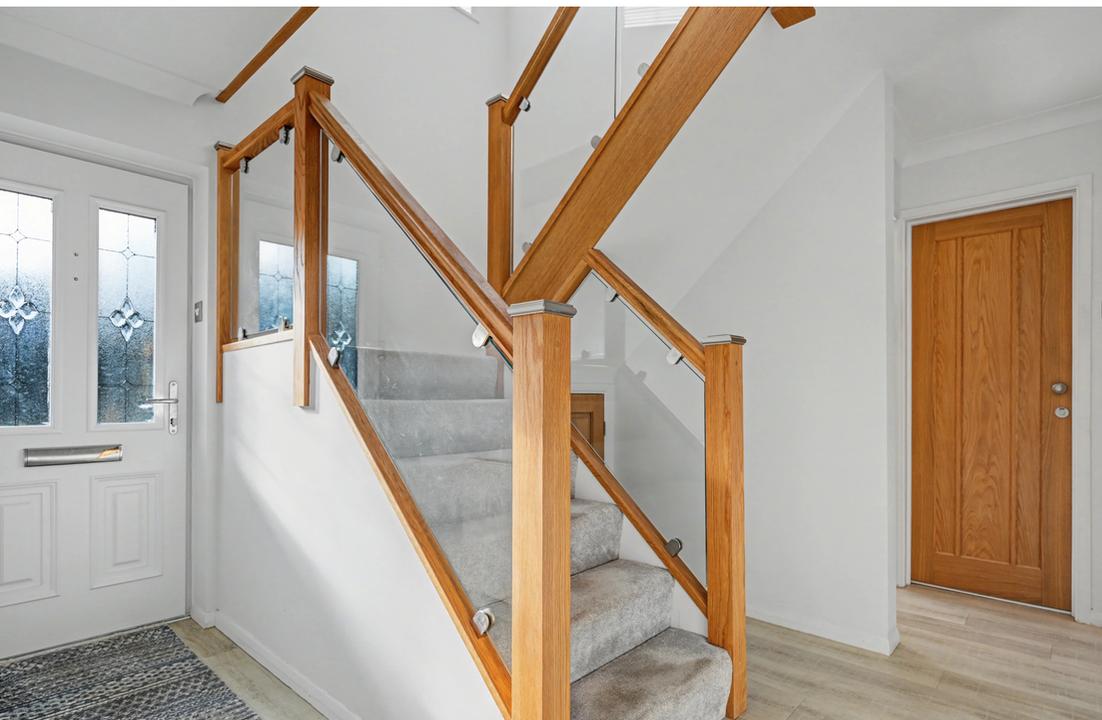
For commuters, Chelmsford mainline railway station offers regular services to London Liverpool Street with journey times from approximately 35 minutes. The A12 and A130 are easily accessible, providing convenient road links to London, the M25 and surrounding Essex towns.

Colvin Chase is particularly well positioned for access to both local primary schools and nearby secondary schooling, making it an excellent choice for families.

- Mews position of just four detached homes
- Impressive 22ft open-plan kitchen/dining room
- Four well-proportioned bedrooms
- Ground floor study/home office
- Detached double garage
- Extended family accommodation approaching 1,500 sq ft
- Additional separate family room/snug
- En-suite to principal bedroom
- Separate utility room
- Established rear garden



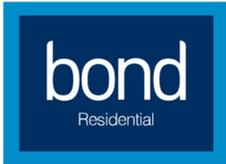




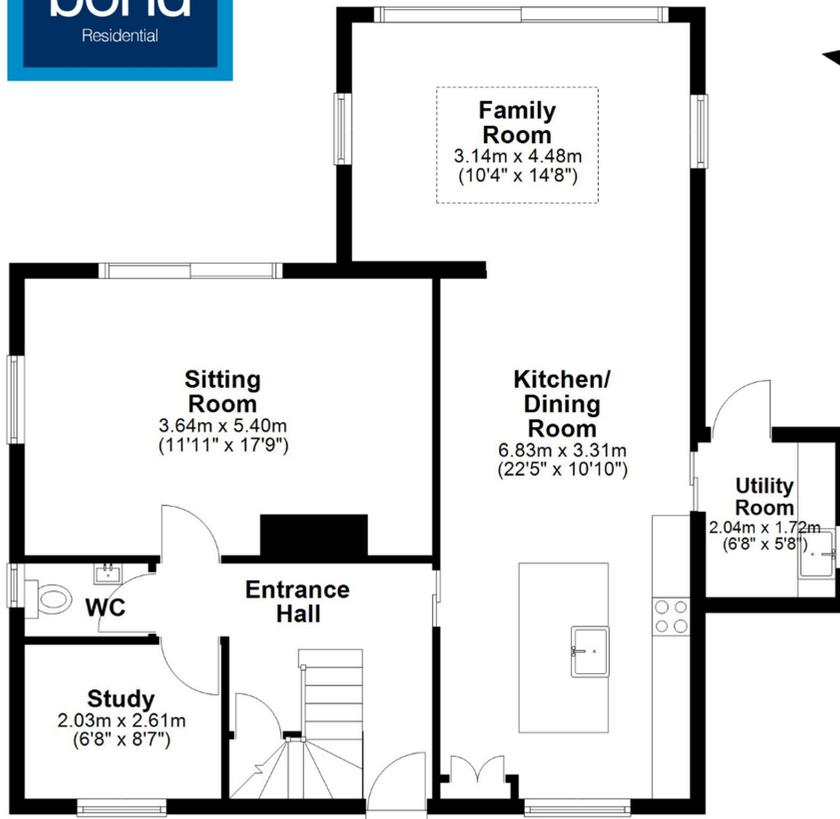




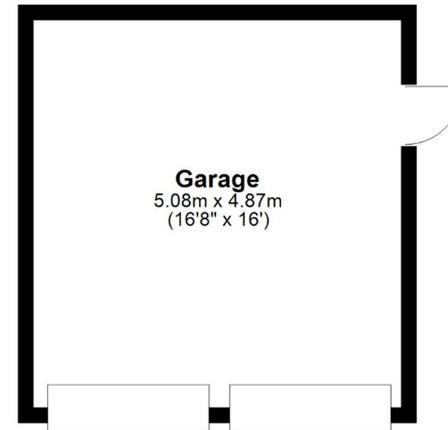




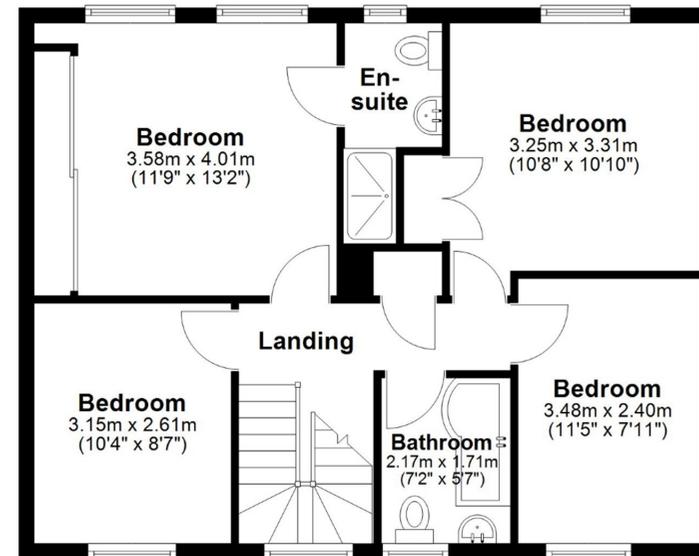
### Ground Floor



### Outbuilding



### First Floor



**APPROX INTERNAL FLOOR AREA** 139 SQ M (1500 SQ FT)

**OUTBUILDING** 25 SQ M (270 SQ FT)

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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