



Allen Way, Chancellor Park, Chelmsford, Essex, CM2 6GF

Council Tax Band D (Chelmsford City Council)



Offers in Excess of £500,000 Freehold

ACCOMMODATION

This extended modern family home is situated within the sought after Chancellor Park development, the property comprises an entrance hall, cloakroom, open plan kitchen/Dining/Family room and a separate extended living room complete the ground floor accommodation.

To the first floor there is a master suite offering two fitted wardrobes and a refitted en suite shower room, there is a bonus room/bedroom suite with bedroom and dressing room with fitted wardrobes, as well as a third double bedroom and refitted family bathroom.

Externally the property benefits from a double carport which provides off road parking for several vehicles and leads to a single garage. The property benefits from a south facing rear garden with patio and lawn.

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 32 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

- Modern Family Home
- Ground Floor Cloakroom
- Master Bedroom With Built In Wardrobes And En suite
- Double Carport & Garage
- Open Plan Kitchen Dining Family Room
- Extended Living Room
- Refitted Bathroom With Modern White Suite
- South Facing Rear Garden

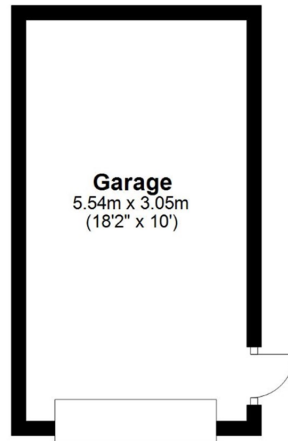




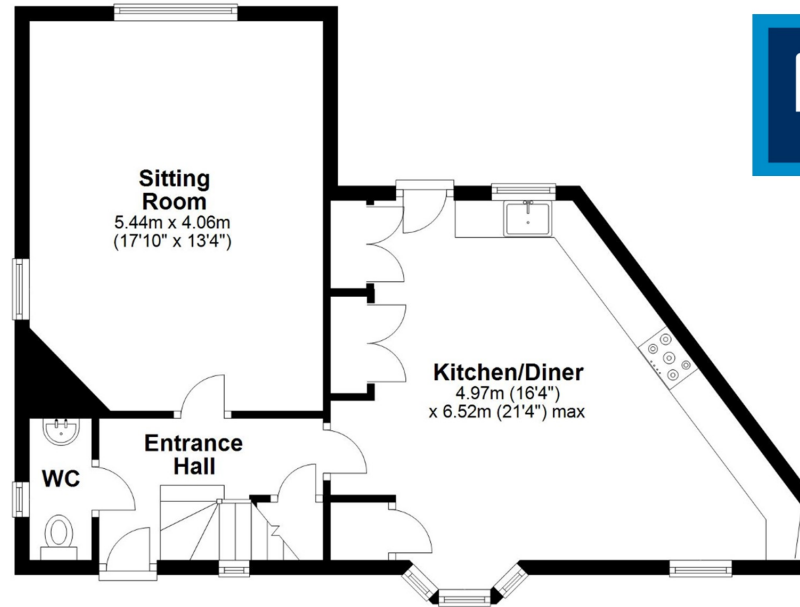




Outbuilding



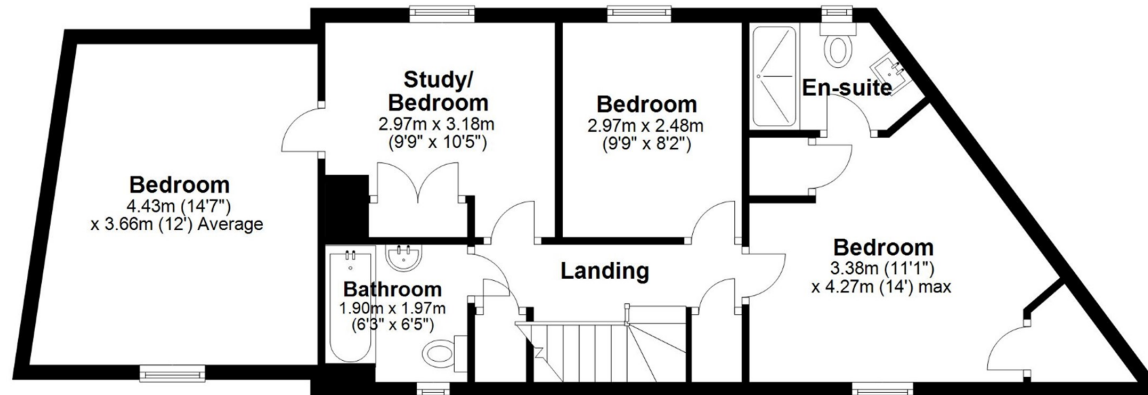
Ground Floor



APPROX INTERNAL FLOOR AREA 120 SQ M (1300 SQ FT)
OUTBUILDING 17 SQ M (180 SQ FT)
TOTAL 137 SQ M (1480 SQ FT)

This floorplan is for illustrative purposes only and is **NOT TO SCALE**
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First Floor



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