



Roxwell Avenue, Chelmsford, Essex, CM1 2NR

Council Tax Band E (Chelmsford City Council)

 2  4  2

£750,000 Freehold

Bond Residential are delighted to offer for sale this extended older style semi detached family home which is located within 1.25miles of the Grammar schools and mainline railway station.

The property offers an entrance hall, ground floor WC, lounge with feature fireplace, kitchen/breakfast room, dining area and sitting room with fireplace. To the first floor there are four bedrooms, main bedroom with en-suite shower room, guest bedroom with en-suite WC with the four piece family bathroom completing the internal accommodation. Outside the property benefits from a driveway which provides off road parking and a large established rear garden. The established garden is a real feature of this lovely home with a patio area, extensive lawn and mature shrubs and hedging to borders.

LOCATION:

Roxwell Avenue is conveniently situated within 1.25 miles of Chelmsford city centre and mainline station. The property is also within walking distance of both of Chelmsford's highly sought after grammar schools, King Edward VI (KEGS) and The County High School for girls. There are a selection of local primary schools and nursery's within close proximity of the property, Chelmsford also offers a selection of private schools which are in high demand.

Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent to larger well know chains serving cuisines from around the world, along with a thriving nightlife with a selection of bars, the Civic Theatre and two multi screen cinemas. The pedestrianised High Street, two shopping precincts as well as a number of designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities.

Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the newly refurbished Riverside Ice & Leisure centre, a selection of golf courses and sports clubs. There are a selection of open spaces with Admirals Park being within close proximity and offers pleasant riverside walks through to Central Park and in turn the city centre or through to the village of Writtle. Chelmsford is a sought after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 38 minutes, Roxwell Road is conveniently positioned within easy access of the A1060 and A414 which provide access to the M11.

- Four Bedroom Older Style Semi Detached House
- Lounge & Dining Area
- Utility Room
- En-Suite To Master Bedroom
- Gas Central Heating
- Ground Floor Cloakroom
- Kitchen/Breakfast Room
- Sitting Room/Playroom
- En-Suite Cloakroom To Second Bedroom
- Large Established Rear Garden





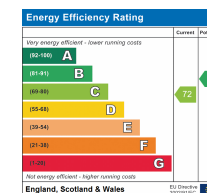






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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