



## Pavitt Meadow, Galleywood, Chelmsford, Essex, CM2 8RQ

Council Tax Band F (Chelmsford City Council)



Guide Price £600,000 - £625,000 Freehold

GUIDE PRICE £600,000 - £625,000

Bond Residential are delighted to offer for sale this detached family residence being sold with no onward chain situated in the popular Galleywood area.

The property offers an entrance hall with oak & glass staircase, ground floor WC, living room with feature fireplace, dining room, conservatory & fitted kitchen /breakfast room with high gloss units. To the first floor the current owners have reconfigured the bedrooms to suit their needs. They have converted the fourth bedroom into a dressing room with fitted wardrobes which is accessed off the main bedroom and also has the added benefit of an en-suite shower room with modern white suite. The space can be changed back to the standard four bedrooms by reinstating the stud wall and removing the wardrobes. The family bathroom with white suite completes the internal accommodation. Outside the property has a hard landscaped rear garden with numerous seating area's to enjoy those summer days & evenings. The garage and driveway parking is located to the rear of the house and can also be conveniently accessed from the rear garden.

## LOCATION

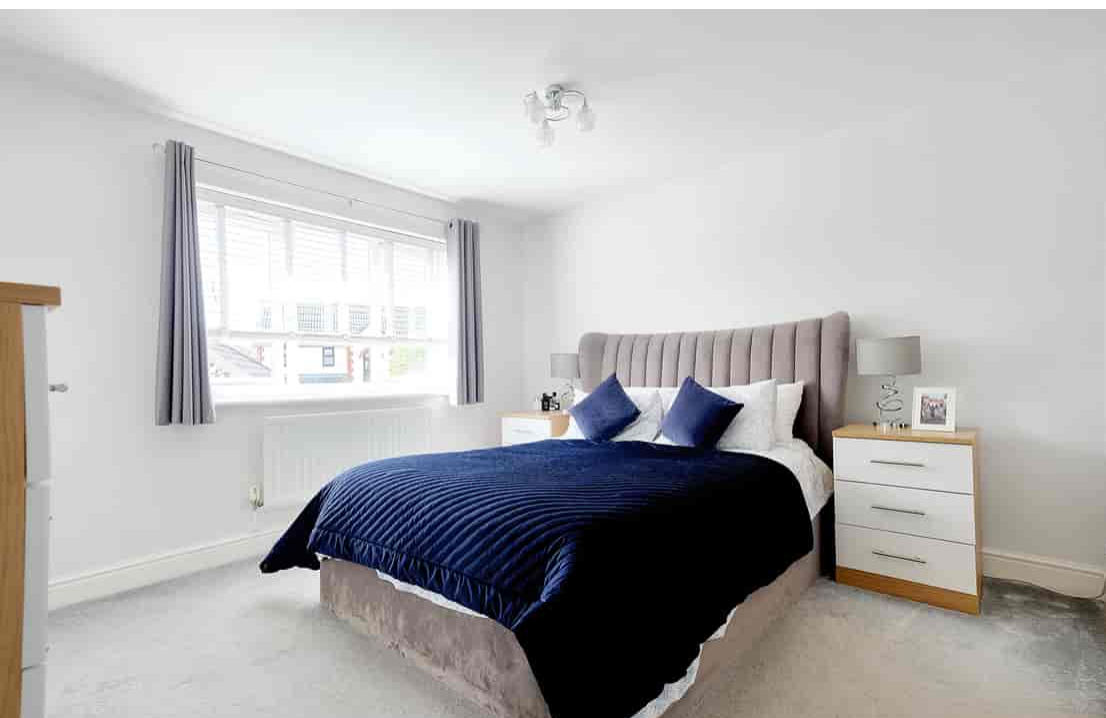
Situated in the Galleywood area of Chelmsford, Pavitt Meadow offers a peaceful setting with easy access to Chelmer Park and Galleywood Common, a nature reserve spanning 175 acres as well as many countryside walks. The village provides convenient amenities, including local shops, pubs, primary schools, and excellent transport links via the A12 and regular bus services to Chelmsford City Centre, less than four miles away.

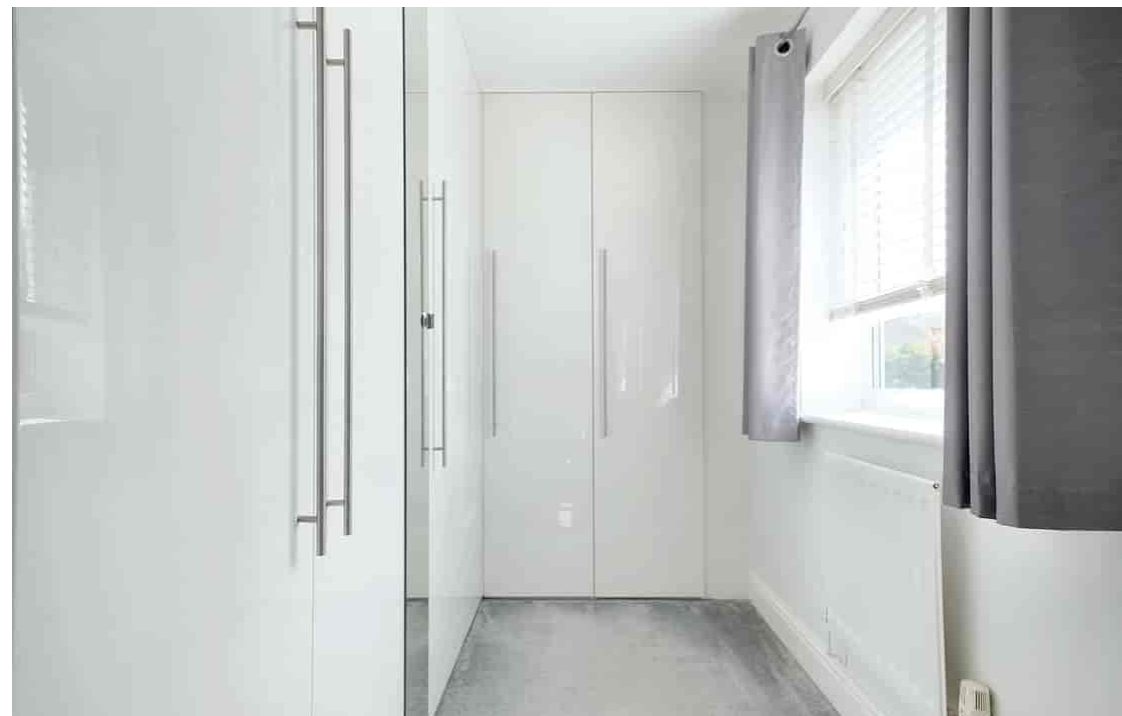
Chelmsford is a popular choice for homebuyers seeking proximity to London, renowned schools, and a vibrant City Centre. Residents can enjoy a variety of shopping options at Bond Street precinct, diverse dining experiences, bars, and leisure facilities such as Riverside Ice Rink. The city's rail station offers frequent services to London Liverpool Street in just 32 minutes.

- GUIDE PRICE £600,000 - £625,000
- Gas Central Heating
- Fitted Kitchen/Breakfast Room
- Garage & Driveway
- Two Bathroom/Shower Rooms

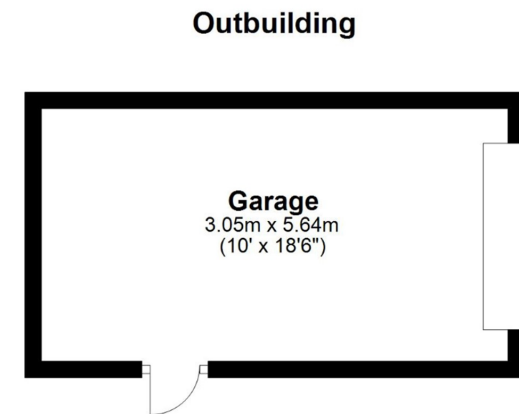
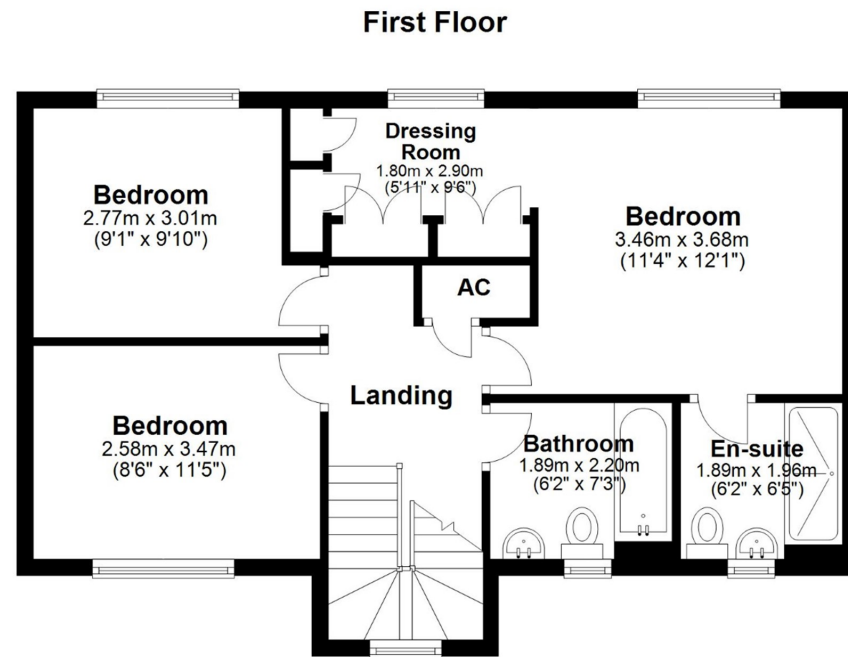
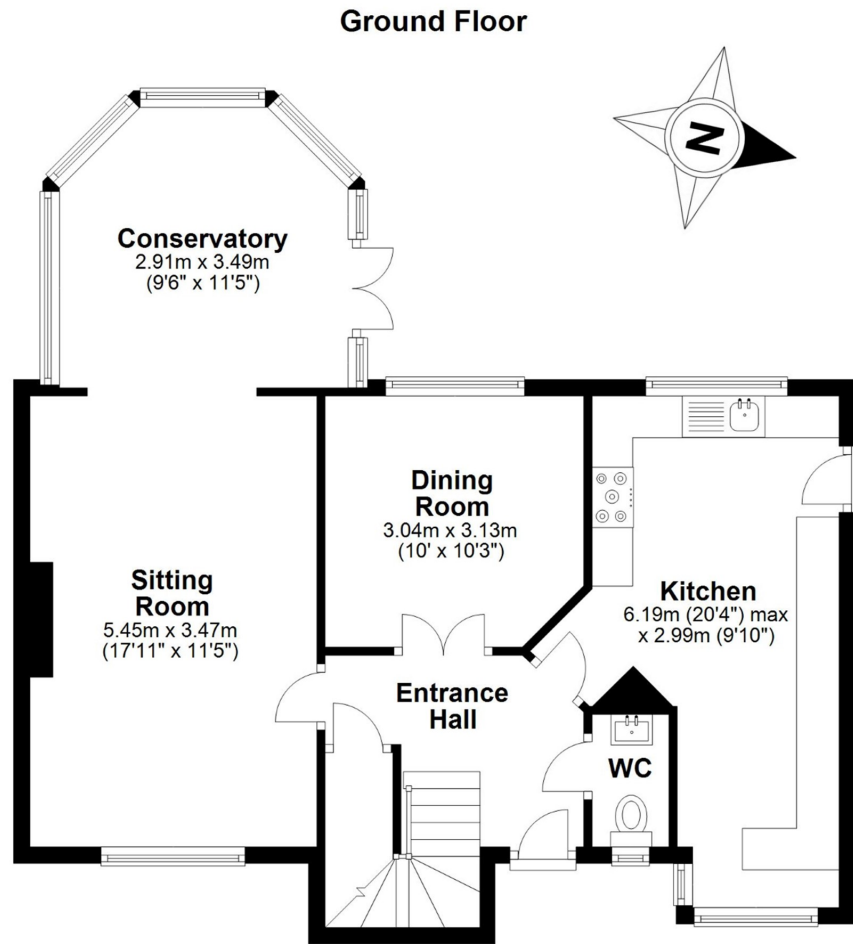
- No Onward Chain
- Well Maintained & Improved by Current Owners
- Detached Family Residence
- Hard Landscaped Rear Garden
- Conservatory











**APPROX INTERNAL FLOOR AREA 123 SQ M (1320 SQ FT)**  
**OUTBUILDING 17 SQ M (185 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		86
B	(81-91)		
C	(69-80)		74
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			

