

Dixon Avenue, Chelmsford, Essex, CM1 2AQ



Energy Efficiency Rating



Offers In Excess Of £385,000

Dixon Avenue, Chelmsford, Essex, CM1 2AQ



## ACCOMMODATION:

Bond Residential are delighted to offer for sale with no onward chain this semi detached family home comprising an entrance hall, cloakroom, dining room, living room and a modern kitchen, to the first floor there are three double bedrooms and bathroom with four piece suite. Externally the property features a hard standing driveway to the front and side as well as a 100ft rear garden.

## LOCATION:

Dixon Avenue is situated within 0.7 of a mile of Chelmsford city centre and mainline station. Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent ones to larger well know chains serving cuisines from around the world. Along with a thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas. The pedestrianised High Street, two shopping precincts, retail parks as well as several 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. Chelmsford is the home to Essex County Cricket Club. The Cathedral is in the heart of the city.

Chelmsford is renowned for its educational excellence and, alongside the local schools, it offers two of the country's top performing grammar schools situated within walking distance of the property, Writtle Agricultural College, Anglian Ruskin University, and several private schools.

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 30 minutes. Dixon Avenue is conveniently positioned within easy access of the A414 and A1060 via Roxwell Road.

- **Semi Detached Home**
- **Two Reception Rooms**
- **Kitchen**
- **Cloakroom**
- **Three Bedrooms**
- **Family Bathroom**
- **Block Paved Driveway**
- **100ft Rear Garden**
- **0.7 Of A Mile To Station**
- **No Onward Chain**

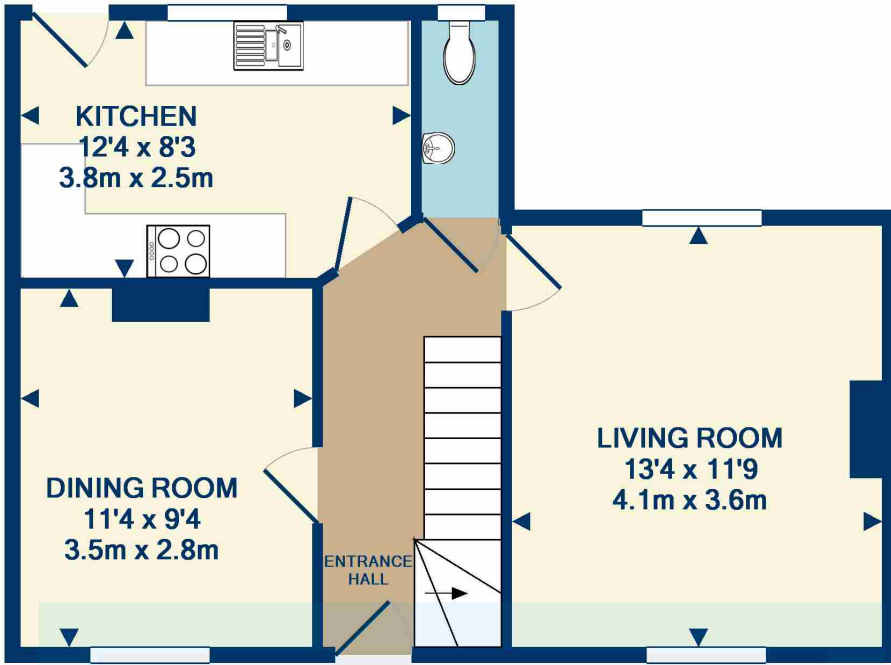


**01245 500599**

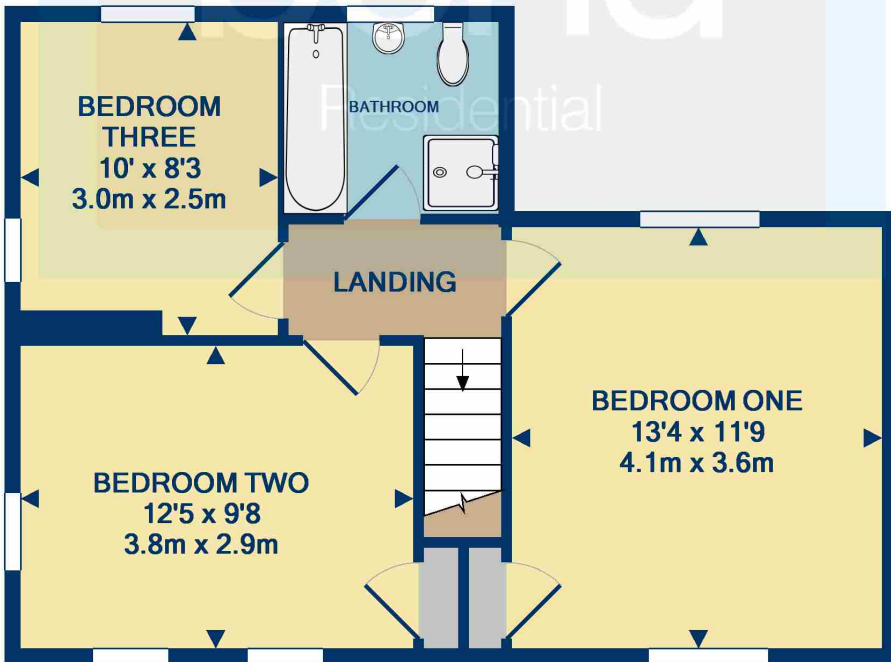
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# FLOOR PLAN



GROUND FLOOR  
APPROX. FLOOR  
AREA 445 SQ.FT.  
(41.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 448 SQ.FT.  
(41.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 894 SQ.FT. (83.0 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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