



# Roxwell Avenue, Chelmsford, Essex, CM1 2NX

Council Tax Band E (Chelmsford City Council)



£680,000 Freehold

This well-proportioned four bedroom detached family home situated on the highly favoured West side of the City centre is within a mews setting of just seven homes, offers versatile accommodation arranged over two floors and is ideally positioned backing onto the open green space of Admirals Park.

The property provides generous and well-appointed living space making it perfectly suited to modern family life. The ground floor features a welcoming entrance hall with a ground floor WC, leading through to a spacious sitting room and garden room which creates a fantastic additional living area; both rooms enjoying access and views to the garden all year round. A separate dining room provides an ideal space for entertaining, while the recently refitted kitchen is complemented by a useful utility room. There is Oak flooring throughout the ground floor, with solid Ash flooring in the garden room. Upstairs, the first floor offers four well-balanced bedrooms, two of which are 'double' and both have 3.0m fitted wardrobes. The principal bedroom has an en-suite shower room. The remaining bedrooms are served by a modern family bathroom, all accessed from a central landing.

Externally, the property benefits from a garage providing ideal additional storage space. There is space for one car on the garage approach, and additional parking to the front of the property. The South facing private rear garden has been thoughtfully landscaped and zoned while optimising the rare advantage of backing directly onto Admirals Park, offering a peaceful and secluded outlook over the open green space and nature reserve.

The property also benefits from solar panels and battery storage installed in 2024, resulting in much lower electricity bills and an EPC rating A. The sitting room, garden room and principal bedroom all feature ASHP air conditioning. The central heating is provided by a conventional but efficient gas fired boiler and radiators. Other benefits include: underfloor heating to the kitchen & bathroom; a water softener, (renewed with the kitchen refit); a water filter, and hard wired WIFI distribution. The loft space has been decked over the central area; it contains the hot water cylinder and cold water tank. The entire loft floor area is insulated with mineral wool to the current requirement of 270mm.

#### Location

Roxwell Avenue is a well-regarded residential road situated to the west of Chelmsford city centre, offering a balance of suburban living with excellent access to amenities and green spaces.

One of the standout features of this location is its proximity to Admirals Park, a highly popular riverside park providing scenic walking routes, cycling paths, playgrounds and open fields, ideal for families and outdoor enthusiasts, eastwards to the City centre and westwards to Writtle.

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 nurseries within close proximity of the property, Chelmsford also offers a selection of private schools which are in high demand.

Chelmsford city centre offers a wide range of shops, cafés, restaurants and leisure facilities, all of which are accessible by a pleasant walk or cycle along the river through Admirals Park. Transport links are excellent with Chelmsford mainline railway station easily accessible, by walking, cycling or bus, providing frequent services to London Liverpool Street in approximately 35 minutes, making this an ideal location for commuters. The station is 1.1m away by the shortest route, or again by a pleasant walk or cycle along the river through Admirals Park. Road connections are also strong, with easy access to the A12, linking Chelmsford to London and the wider Essex area.

- Located on the favoured West side of Chelmsford
- Riverside walks to city centre via Admiral's Park
- Spacious sitting room and separate dining room
- Rear garden backing onto Admirals Park
- Recently fitted Solar panel system with batteries
- Within walking distance of railway station, and grammar schools
- Recently refitted Kitchen, with separate utility room
- Garden room overlooking the South facing rear garden
- Integral garage with off-road parking
- Air conditioning to lounge and principal bedroom





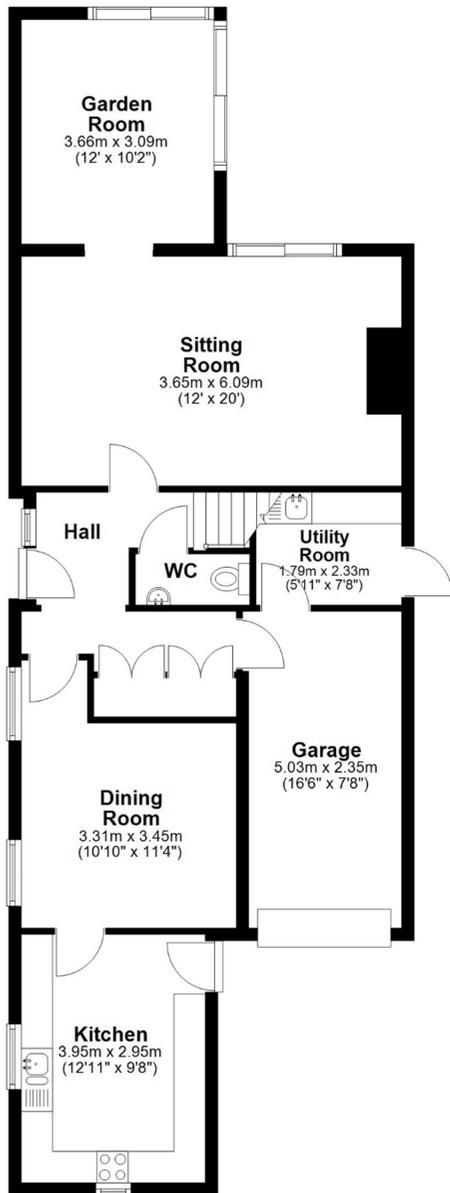




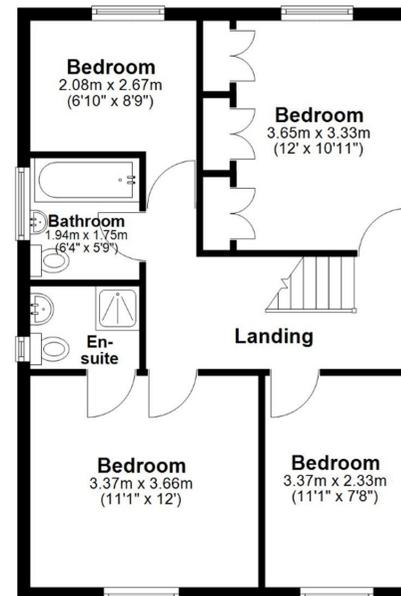




**Ground Floor**



**First Floor**



**APPROX INTERNAL FLOOR AREA 143 SQ M (1540 SQ FT) (Includes Garage)**

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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