



bond
Residential

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Fifth Avenue, Chelmsford, Essex, CM1 4HB

Council Tax Band D (Chelmsford City Council)



Guide Price £625,000 - £650,000 Freehold

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This beautifully presented four-bedroom semi-detached family home offers spacious and versatile living accommodation across three floors. Upon entering the property, you are welcomed into a bright and inviting entrance hall which leads into the main reception room. This room benefits from a large bay window, allowing for an abundance of natural light, and features a charming fireplace with a wood-burning stove—perfect for cosy evenings. To the rear of the ground floor, the home boasts an open-plan dining room with sliding patio doors that provide seamless access to the rear garden, creating an ideal space for both entertaining and everyday family living. Adjacent to the dining room, the kitchen is well-appointed with ample base and wall-mounted units, modern worktops, integrated appliances, and space for both laundry and dishwashing facilities. A convenient ground floor cloakroom completes the accommodation on this level.

The first floor comprises three generously sized bedrooms, including two spacious double rooms and a comfortable single bedroom. These are served by a modern family bathroom, fitted with a three-piece suite and contemporary finishes. The second floor has been thoughtfully converted to provide an impressive bedroom, offering excellent proportions, twin skylights, and useful eaves storage. This additional bedroom could alternatively serve as a home office or guest suite.

Externally, the property continues to impress with a beautifully maintained rear garden, laid mainly to lawn and bordered by established planting and flower beds. A paved patio area offers an ideal space for al fresco dining. The property also benefits from a outbuilding at the rear, consisting of a garage and a separate garden office—perfect for home working or hobbies. To the front, a spacious block-paved driveway provides ample off-road parking and side access to the rear of the property.

Location

Situated in the highly desirable "Avenues" of Chelmsford, this exceptional family home offers a perfect blend of convenience and luxury. Located within a mile of Chelmsford city centre and mainline station, this property provides easy access to a wide range of amenities and excellent transport links. Families will appreciate the proximity to a selection of top-performing schools, including Chelmsford's two grammar schools, which consistently rank among the best in the UK. Additionally, the nearby Broomfield parade offers a variety of day-to-day amenities, ensuring all your needs are met within a short distance.

Chelmsford city centre is a vibrant hub, offering an array of dining and socialising options. From charming independent restaurants to well-known chains serving cuisines from around the world, there is something to suit every taste. The city also boasts two theatres, including the Civic Theatre, and two multi-screen cinemas, providing ample entertainment options. The pedestrianised High Street, shopping precincts, retail parks, and designer stores in Bond Street offer a diverse shopping experience for residents.

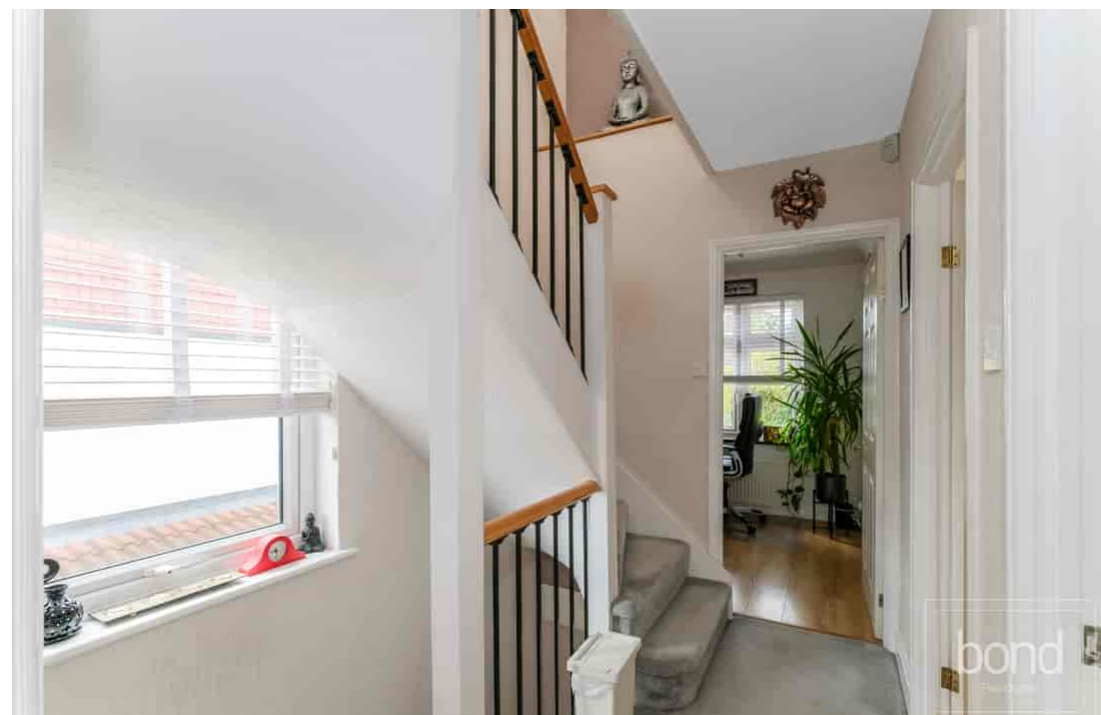
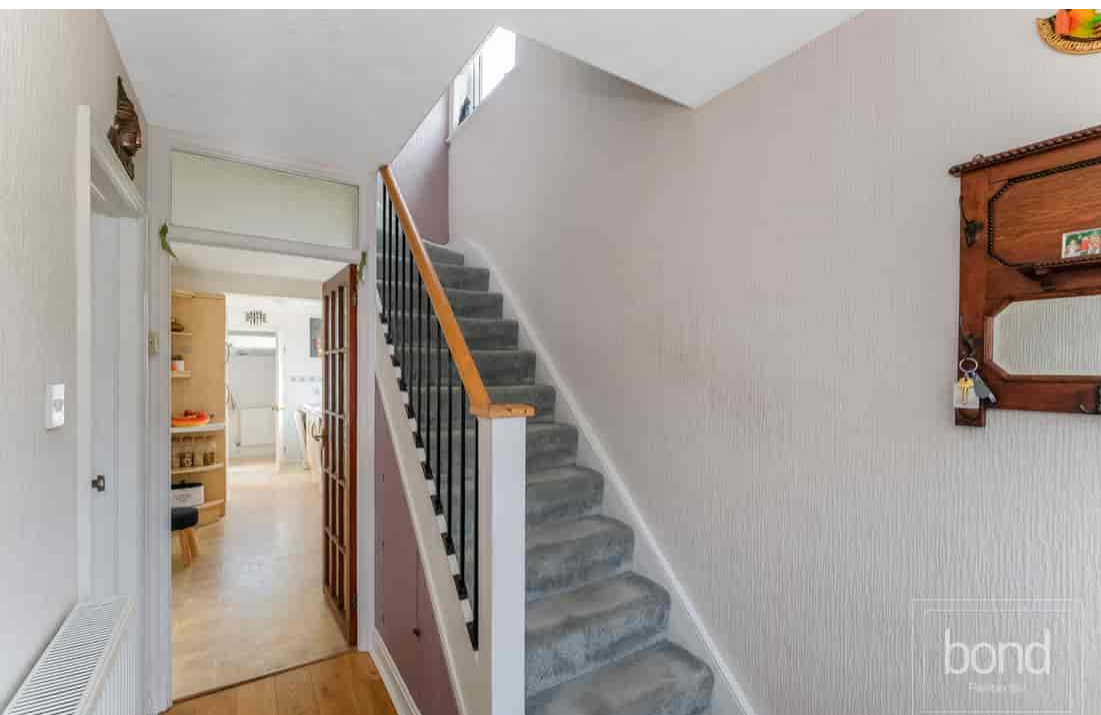
For those seeking leisure and sporting activities, Chelmsford has it all. With a selection of gyms, the newly refurbished Riverside Ice & Leisure Centre, golf courses, and sports clubs, there is something for everyone. The city is also home to Essex County Cricket Club, adding to its sporting prestige. Nature enthusiasts will enjoy the nearby parks and open spaces, including the picturesque Chelmer Valley Local Nature Reserve.

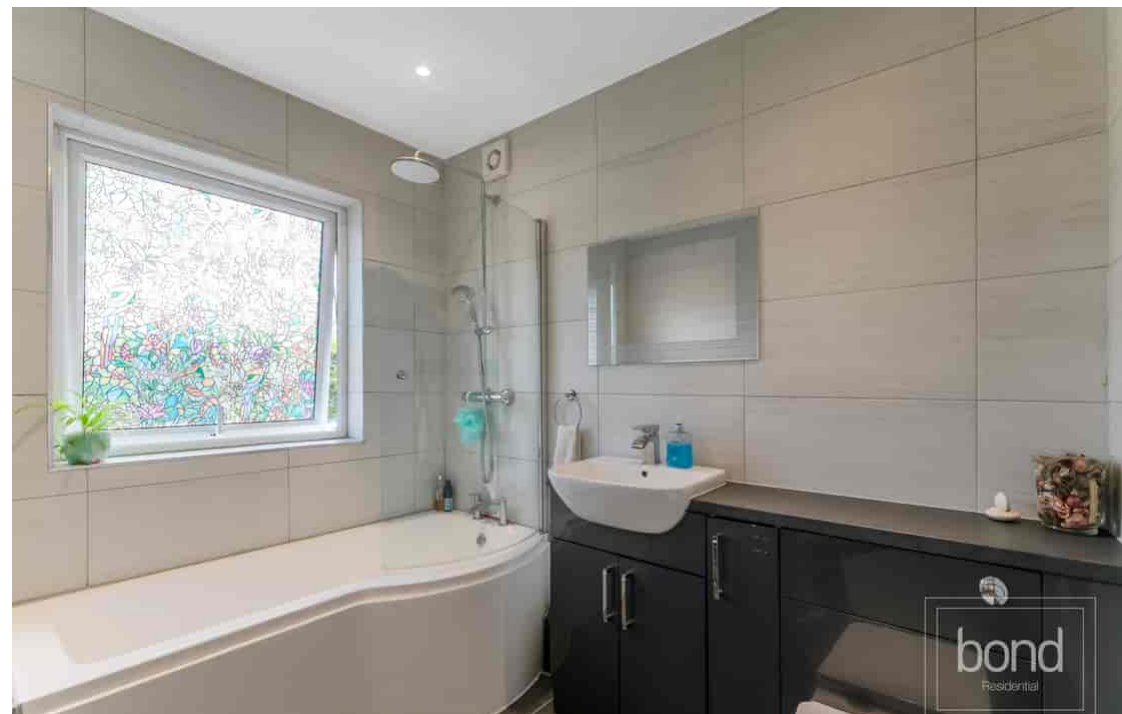
Chelmsford is renowned for its educational excellence, with Writtle Agricultural College, Anglian Ruskin University, and several private schools adding to its educational offerings. The city's mainline station provides direct services to London Liverpool St, with a journey time as fast as 32 minutes, making it an ideal location for commuters.

Tenure: Freehold **EPC Rating:** D **Council tax Band:** D

- Extended four-bedroom semi-detached family home
- Open-plan dining area with sliding doors to rear garden
- Second Floor bedroom with Velux windows and eaves storage
- Landscaped rear garden with patio, lawn & established borders
- Spacious bay-fronted living room with wood-burning stove
- Modern fitted kitchen with integrated appliances
- Stylish first-floor family bathroom and ground floor cloakroom
- Garage and driveway plus garden office







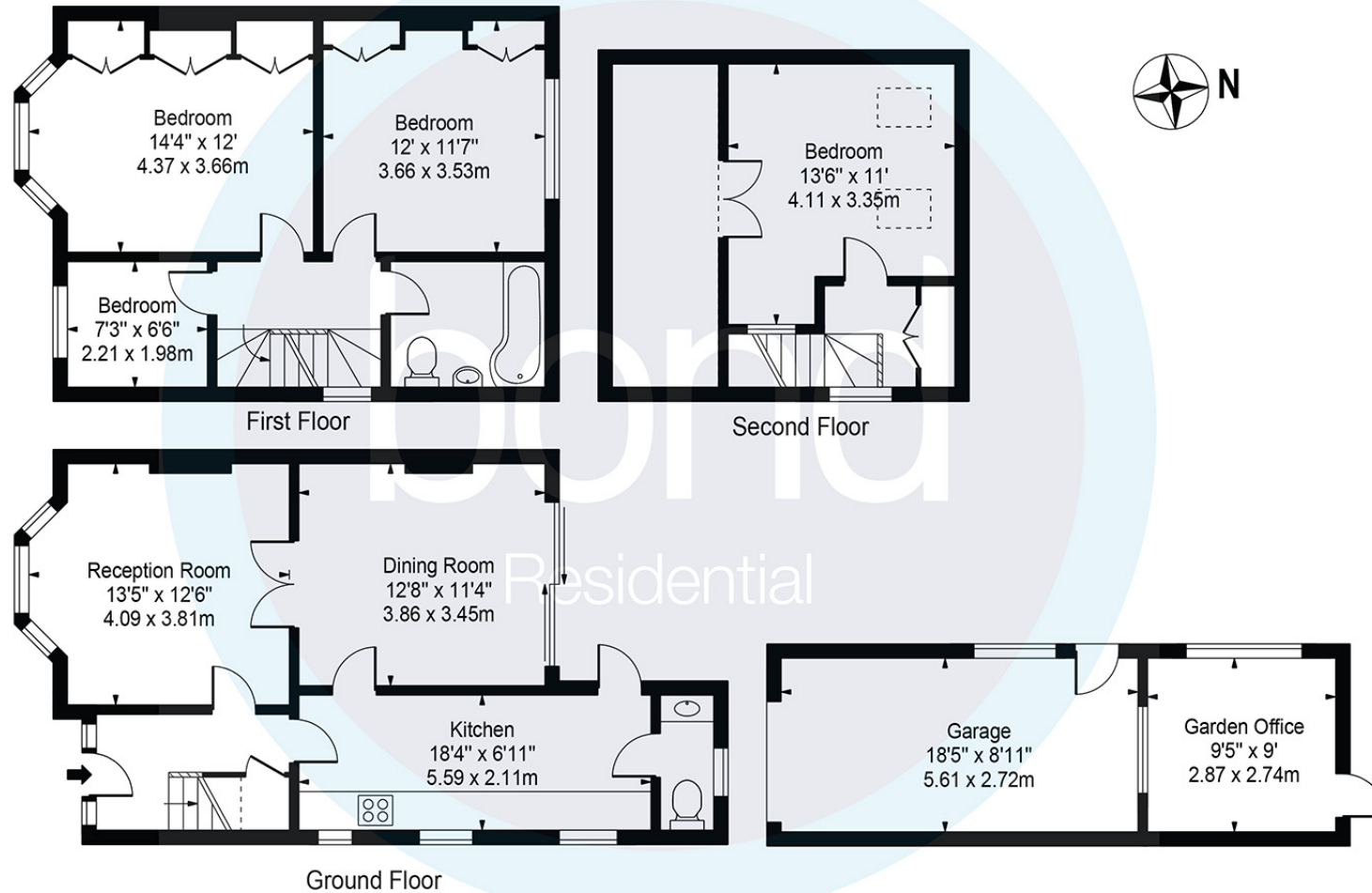




Approx. Gross Internal Area 1313 Sq Ft - 121.98 Sq M

(Including Restricted Height Area & Excluding Outbuilding)

Approx. Gross Internal Area Of Outbuilding 259 Sq Ft - 24.06 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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