



Sunrise Avenue, Chelmsford, Essex, CM1 4JW

Council Tax Band D (Chelmsford City Council)



£470,000 Freehold

Bond Residential are delighted to offer for sale this well presented semi detached family home situated just over a mile of the City centre & mainline railway station.

The property offers an entrance hall, lounge with double glazed double doors which overlook and lead to the rear garden, fitted kitchen/diner with granite work tops and built in oven & hob plus a utility room. To the first floor there are four bedrooms and a family bathroom. Outside the property benefits from a driveway which provides off road parking . The garage has been part converted to create the space for the utility room but still leaves a reasonable storage area for bikes. The rear garden is mainly laid to lawn with paved patio area's to both ends of the garden providing a lovely seating area for those summer days.

LOCATION

Sunrise Avenue is situated within walking distance or bus ride to the city centre and mainline railway station.

Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store.

Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs at the local Chelmer Park, a selection of gyms including Riverside Ice & Leisure, there are a selection of golf clubs within the area and the nearby Hylands Park estate and Galleywood Common provide pleasant walks and open spaces.

Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, the property is also conveniently located within 2 miles of the A12 and A414 which provide access to the M25 and M11.

- Well Presented Semi Detached Home
- Fitted/Kitchen Diner
- Four Bedrooms
- Gas central Heating
- Bike Store

- Lounge
- Utility Room
- Family Bathroom
- Driveway
- Rear Garden

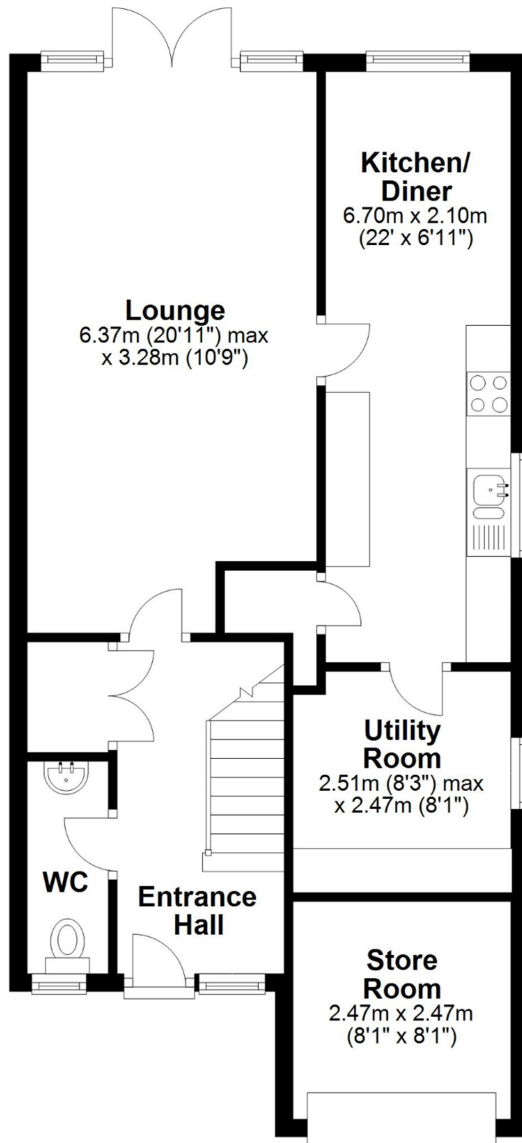




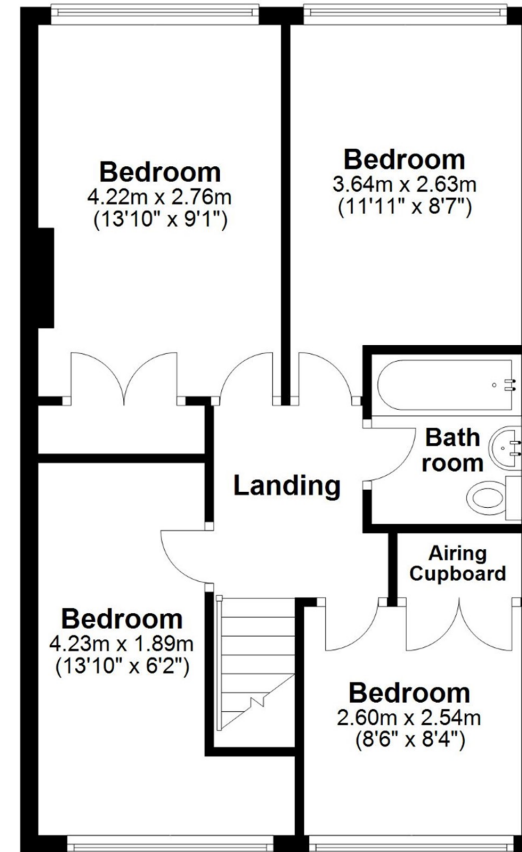




Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA 111 SQ M (1190 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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