

Hunters Way, Springfield, Chelmsford, Essex, CM1 6FL



Energy Efficiency Rating D



£455,000

# Hunters Way, Springfield, Chelmsford, Essex, CM1 6FL



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
		58	79
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		50	74
EU Directive 2002/91/EC			

## THE PROPERTY

Bond residential are delighted to offer for sale this extended four bedroom family home situated at the end of a cul-de-sac location overlooking a greensward to the side.

The property comprises of an entrance hall, open plan living/dining room, fitted kitchen/breakfast room, family room, rear lobby and a cloakroom complete the ground floor accommodation. To the first floor there are four bedrooms and a family bathroom. Externally the property offers a hardstanding driveway providing off-road parking with the remainder of the front garden laid to lawn, The rear garden is landscaped with a raised decking area lawn and flower and shrub borders.

In our opinion the property is presented to a high standard and we would highly recommend an internal viewing at your earliest convenience to avoid disappointment.

## AREA GUIDE

Hunters Way is situated in the North Springfield area of Chelmsford which is located to the North east of the city centre. North Springfield is an extremely popular area for families due to its excellent schooling, local parks and road links.

North Springfield offers a selection of local primary schools, Boswells high school which is also a performing arts college, a range of local amenities including a selection a small shopping parades, to the northern edge of Springfield is the new Beaulieu development which offers a range of local shops and amenities.

There is a regular bus service which runs through North Springfield and provides access to the City Centre. 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 and gyms including the newly refurbished Riverside Ice & Leisure, there are a selection of small parks and open areas spread throughout Springfield including Arun park which leads to the Bunny Walks which provides a pleasant riverside walk and cycle path into the city centre.

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, as well as New Hall private school which is situated on the edge of Springfield.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 28 minutes, North Springfield is also conveniently located within a miles of the A12 which provide access to the M25 and M11.

- **Extended Family Home**
- **Living/Dining Room**
- **Fitted Kitchen/Breakfast Room**
- **Family Room**
- **Ground Floor Cloakroom**
- **Four Bedrooms**
- **Rear Garden**
- **Cul De Sac Location**
- **Greensward to side**



**01245 500599**

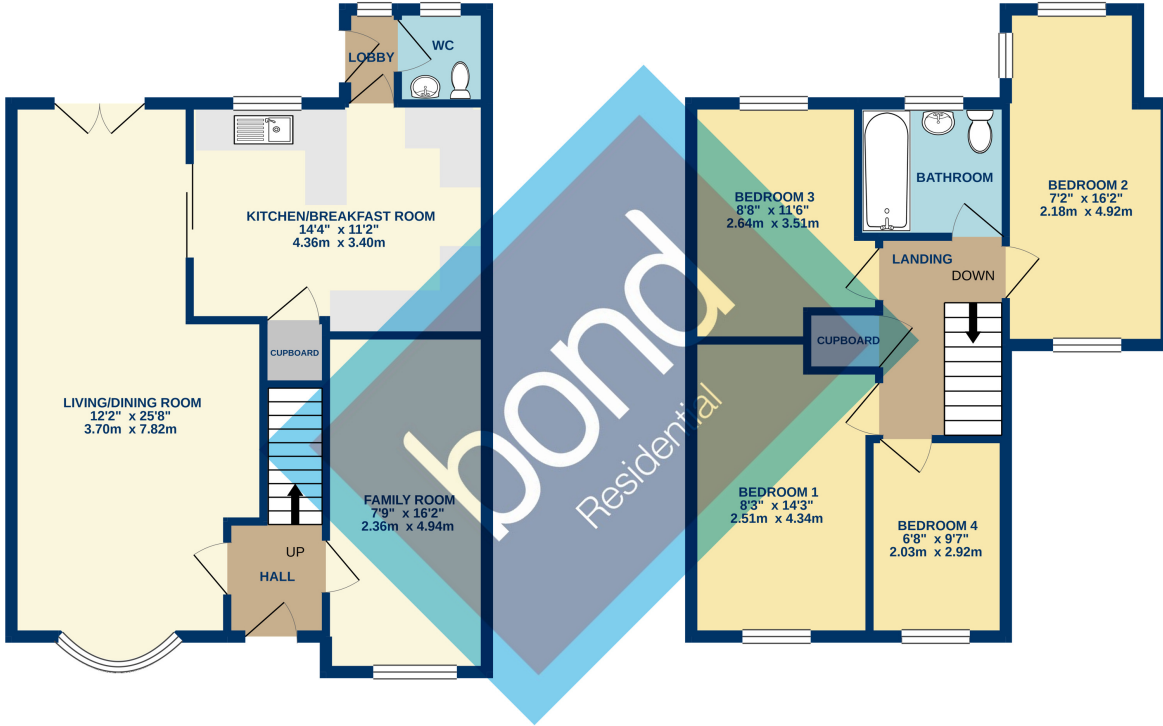
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# FLOOR PLAN

GROUND FLOOR  
637 sq.ft. (59.1 sq.m.) approx.

1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 1144 sq.ft. (106.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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 We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.