



Cedar Avenue, Chelmsford, Essex, CM1 2QH

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Guide Price £585,000 - £600,000 Freehold



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## Charming 1920's Semi with Original Features

Welcome to this stunning 1920's semi-detached house, a true gem that beautifully blends period charm with modern comforts. Nestled in a sought-after location, this home offers a delightful living experience with its original features and thoughtful layout. As you step inside, you are greeted by an inviting entrance hall that leads to the heart of the home. The lounge, with its feature fireplace and wood burner, promises cosy evenings by the fire. Adjacent is the dining room, boasting its own fireplace and a charming bread oven, perfect for hosting intimate dinners. The fitted kitchen, offers ample space for culinary adventures and there is a practical utility room. Ascending to the first floor, you will find two generously sized double bedrooms, each featuring its own fireplace, adding a touch of elegance and warmth. A single bedroom, family bathroom, and separate WC complete this level, ensuring convenience for the whole family. The master suite occupies the second floor, providing a private retreat with an en-suite shower room. This space is perfect for unwinding after a long day, offering tranquillity and comfort.

Outside, the beautifully landscaped rear garden is a haven for relaxation and entertainment. Whether you're enjoying a morning coffee or hosting a summer barbecue, this outdoor space is sure to impress. This property is not just a house; it's a home filled with character and potential. With its original pine flooring and period features, it offers a unique opportunity to own a piece of history while enjoying modern living. Cedar Avenue is in a residents permit zone and the property qualifies for two residents permits which can be purchased from Chelmsford City Council at a cost of £28.60 per annum.

## Location

Situated within Chelmsford city centre and situated within 0.3 of a mile of the 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 which are a short walk from the property, Writtle Agricultural College, Anglian Ruskin University, and several private schools. There is a selection of parks and open spaces within close proximity including admirals park.









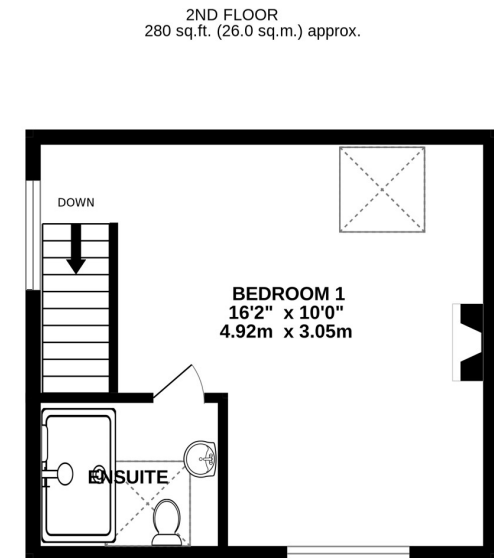
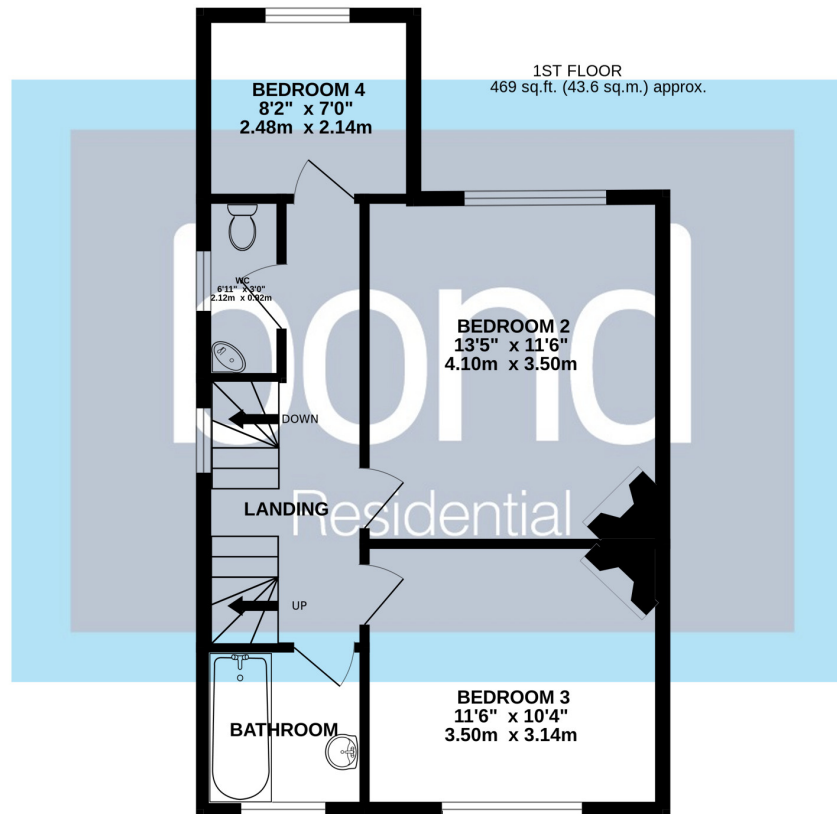
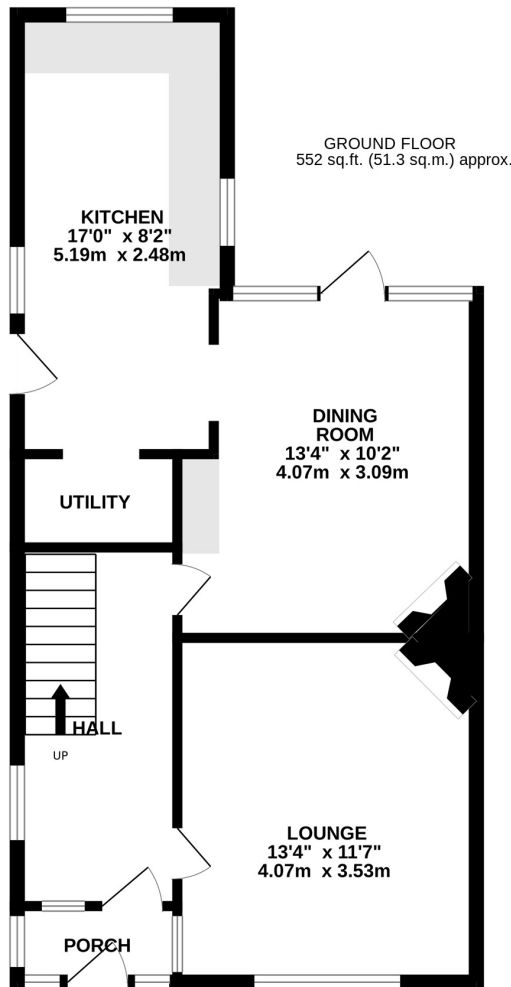












TOTAL FLOOR AREA : 1301 sq.ft. (120.9 sq.m.) approx.

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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