



Langdale Gardens, Chelmsford, Essex, CM2 9QH

Council Tax Band D (Chelmsford City Council)

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Guide Price £500,000 Freehold

ACCOMMODATION:

Bond Residential are delighted to offer for sale with a complete onward chain this extended & much improved three bedroom semi detached family home. Guide Price £500,000 - £525,000

The accommodation comprises an entrance hall, living room with bay window and fireplace, ground floor cloakroom, open plan kitchen dining room benefiting from black granite worktops, white high gloss units and integrated appliances with french doors overlooking and leading to the rear garden. To the first floor is the master bedroom with air conditioning unit & modern en suite shower room which was refitted in 2022, second bedroom with bay window and third bedroom currently being utilised as the home office, the family bathroom with modern white suite completes the internal accommodation.

Externally the property benefits from a block paved driveway providing off road parking, conveniently positioned on the side of the house is an electric car charging point, the rear garden is south west facing and mainly laid to lawn with a paved patio area leading to a large shed/summerhouse with power & lighting connected at the rear of the garden.

LOCATION

Langdale Gardens is conveniently located within half a mile of Chelmsford's pedestrianised High Street and within a mile of Chelmsford mainline 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 and gyms including the newly refurbished Riverside Ice & Leisure, there are a selection of golf clubs within the area and the nearby open spaces and parks.

Chelmsford is renowned for its educational excellence, Moulsham school campus is situated within half a mile of the property and offers local infants and junior schools which are both rated good in their latest OFSTED reports as well as Moulsham High school, The Real School guide 2020 places Moulsham High School in the top 10 of ALL schools, including independent and Grammar Schools, in Essex. Alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglia Ruskin University.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 38 minutes, the property is also conveniently located for the A12 and A13.

TENURE: Freehold

COUNCIL TAX BAND: D

- Extended Semi Detached Family Home
- Living Room With Bay Window & Feature Fireplace
- Master Bedroom & En Suite Shower Room
- Block Paved Driveway
- Gas Central Heating & Double Glazed Windows
- Guide Price £500,000 - £525,000
- Fitted Kitchen/Dining Room With Granite Worktops
- South West Facing Rear Garden
- Situated In A No Through Road



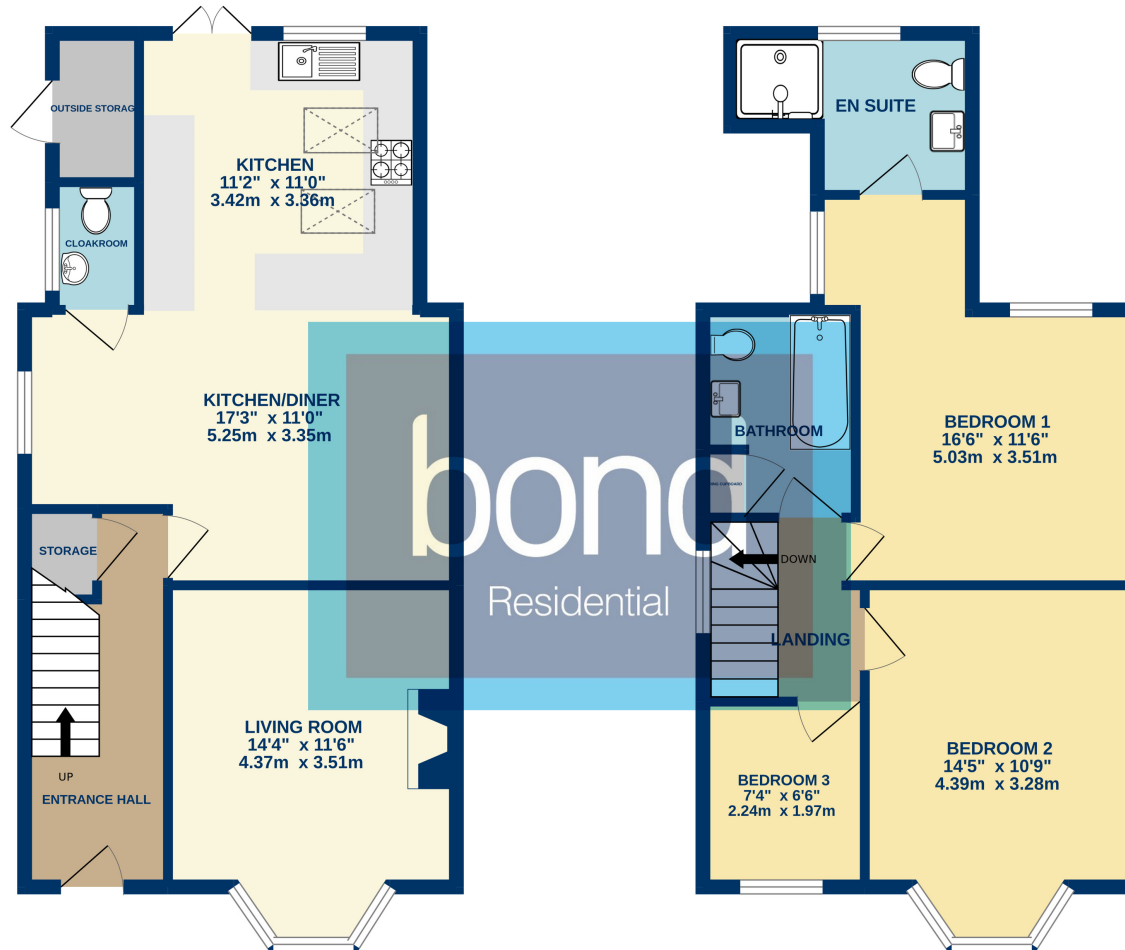






GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.

1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.7 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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