



# Roxwell Road, Chelmsford, Essex, CM1 2LY

Council Tax Band F (Chelmsford City Council)

 3  4  2

£900,000 Freehold

Bond Residential are delighted to offer for sale this stunning detached family home built in 1929 retaining many original features situated within walking distance of the City Centre and mainline railway station.

Upon entering, you are greeted by a welcoming entrance hall leading to a ground floor cloakroom, two elegant reception rooms with feature fireplaces, a study for those working from home, and a well-appointed kitchen with a range of eye and base level units, Aga cooker, and built-in larder. A utility room completes the ground floor layout, offering practicality and functionality.

To the first floor there are three double bedrooms and a fourth single bedroom. A four-piece family bathroom with white suite and a separate shower room with modern tiling.

The property provides ample storage, including an understairs cupboard, large airing cupboard and walk in wardrobe.

Externally, the property boasts a driveway providing ample off-road parking leading to the garage, while the established rear garden is a true oasis, featuring a large paved patio terrace, expansive lawn, and beautifully stocked flower and shrub borders & magnolia tree, perfect for outdoor gatherings and relaxation.

#### LOCATION:

The property is conveniently situated within 1.1 miles of Chelmsford city centre and mainline station. The property is also within walking distance of both of Chelmsford's highly sought after grammar schools, King Edward VI (KEGS) and The County High School for girls. There are a selection of local primary schools and nurseries within close proximity of the property, Chelmsford also offers a selection of private schools which are in high demand.

Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent to larger well known chains serving cuisines from around the world, along with a thriving nightlife with a selection of bars, the Civic Theatre and two multi screen cinemas. The pedestrianised High Street, two shopping precincts as well as a number of 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. There are a selection of open spaces with Admirals Park being within close proximity. This offers pleasant riverside walks through to Central Park and in turn to the city centre or through to the village of Writtle. Chelmsford is a sought after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 32 minutes, Roxwell Road is conveniently positioned within easy access of the A1060 and A414 which provide access to the M11.

- Detached Character Home
- Ground Floor WC
- Feature Fireplaces
- Four Bedrooms
- Sweeping In & Out Driveway & Garage

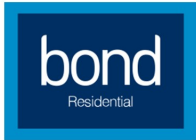
- Wealth of Original Features
- Three Reception Rooms
- Kitchen & Utility Room
- Gas Central Heating
- Established South Facing Rear Garden





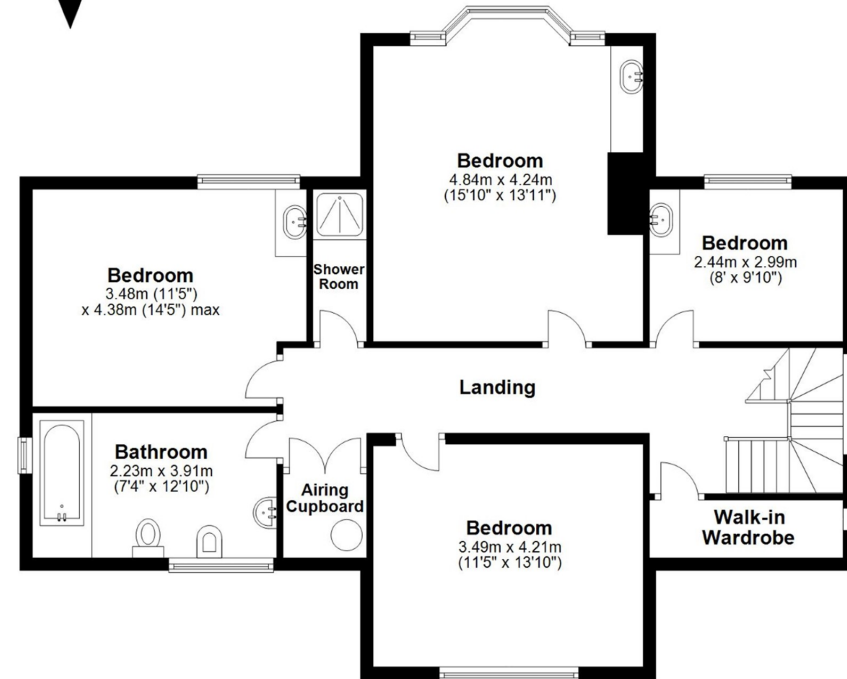
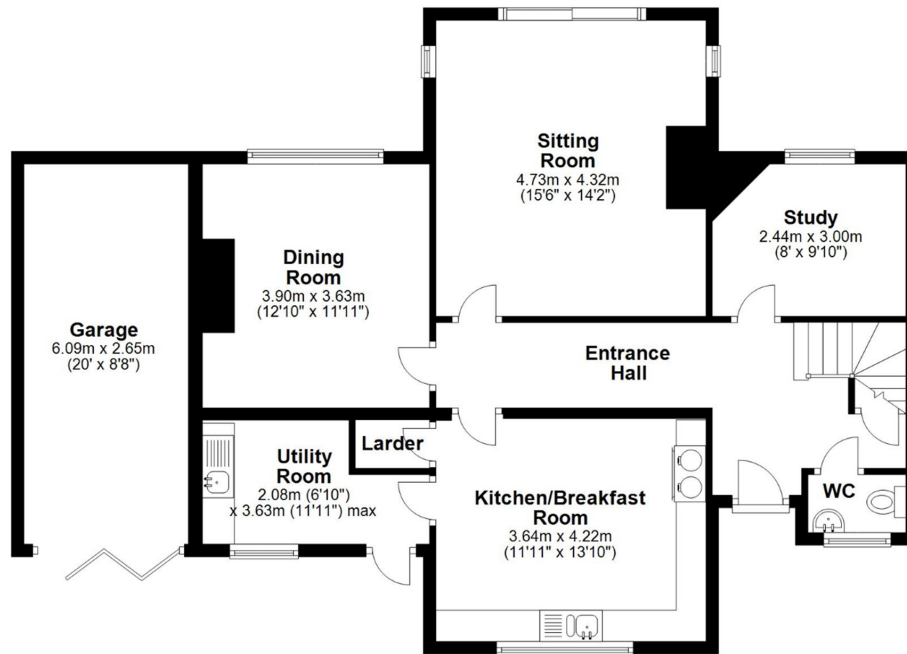






Ground Floor

First Floor



**APPROX INTERNAL FLOOR AREA 195 SQ M (2100 SQ FT) (Includes Garage)**

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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