



Pollards Green, Chelmer Village, Chelmsford, Essex, CM2 6UL

Council Tax Band C (Chelmsford City Council)



£450,000 Freehold

Bond Residential are delighted to offer for sale this extended semi detached family home being sold with no onward chain in the popular Chelmer Village area.

The property offers an entrance porch, ground floor WC, lounge & open plan kitchen/diner with centre island, integrated appliances and underfloor heating to the kitchen area. To the first floor there are three bedrooms and a family bathroom with modern white suite. Outside the property benefits from ample allocated parking and being positioned on a walkway is a real positive for family living. The rear garden is mainly laid to lawn with side access and home office which can be used to work from home or have as a studio/hobby garden room.

LOCATION

Pollards Green is situated in the Chelmer Village area of Chelmsford which is located to the east of the city centre.

Chelmer Village is an extremely popular area for families due to its excellent schooling, local parks and road links. Chelmer Village offers two local primary schools, a range of local amenities including a village square with a selection of shopping facilities including Asda superstore, Chelmer Village Retail Park offers a variety of stores with a selection of well known High Street brands, there are also a selection of pubs and restaurants within the area.

The River Chelmer flows along the southern and eastern edges and also forms part of the Chelmer and Blackwater Navigation and is a popular location for fishing, canoeing, dog walking and pleasure walks.

There is a regular bus service which runs through Chelmer Village and provides access to the city centre. Chelmsford city centre offers a thriving nightlife with a selection of bars and 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 recently refurbished Riverside Ice & Leisure, there are a selection of small parks and open areas spread throughout Chelmer Village.

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, Anglian Ruskin University which includes a medical faculty and New Hall private school which is situated in the nearby area of Springfield.

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

- **Extended Semi Detached Family Home**
- **Ground Floor WC**
- **Centre Island + Integrated Appliances**
- **Three Bedrooms**
- **Home Office**
- **No Onward Chain**
- **Open Plan Kitchen/Diner**
- **Gas Central Heating**
- **Allocated Parking**
- **Solar Panels**

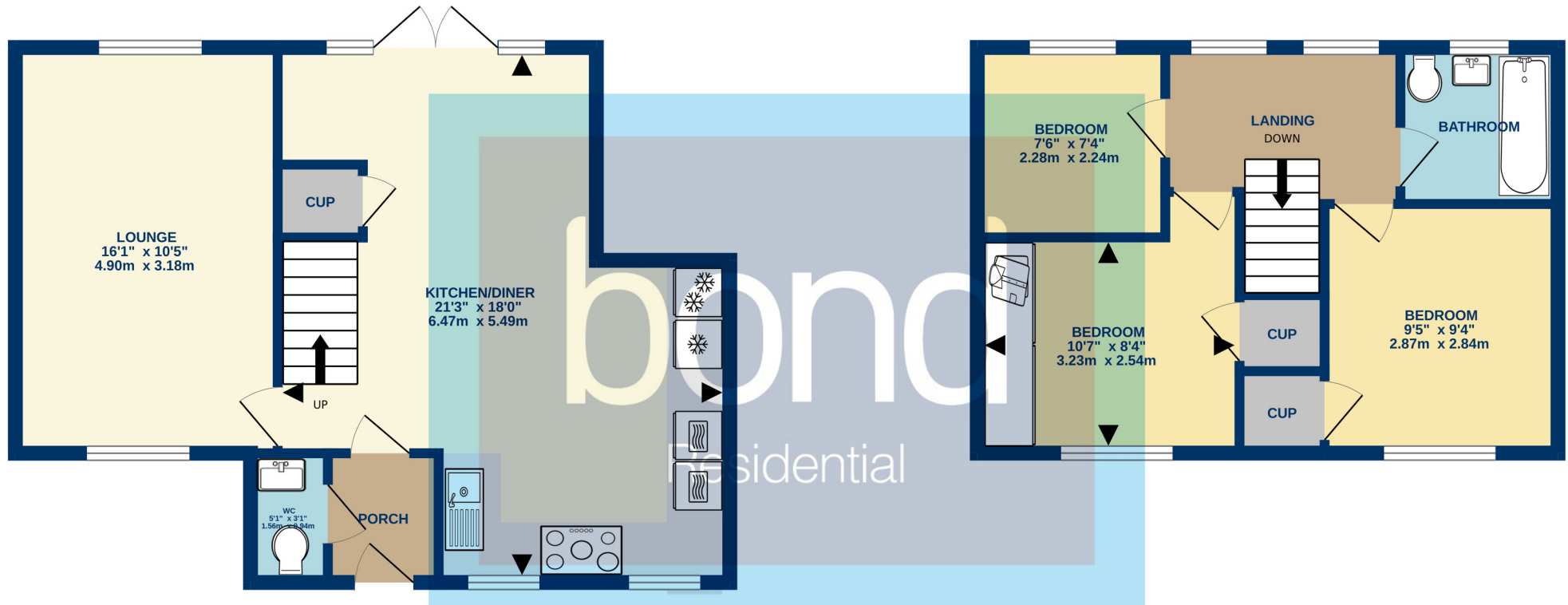






GROUND FLOOR

1ST FLOOR



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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