

Petunia Crescent, Springfield, Chelmsford, CM1 6YP



Energy Efficiency Rating



£375,000

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ACCOMMODATION:

Bond Residential are pleased to offer for sale this three bedroom semi detached home situated in the sought after North Springfield area of Chelmsford. The property offers an entrance hall, living/dining room, kitchen and conservatory to the ground floor. To the first floor there is a landing, three bedrooms and family bathroom. Externally the property occupies a corner plot with front garden and an enclosed side and rear garden with a driveway and garage to the rear.

LOCATION:

Petunia Crescent 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, a selection of 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.

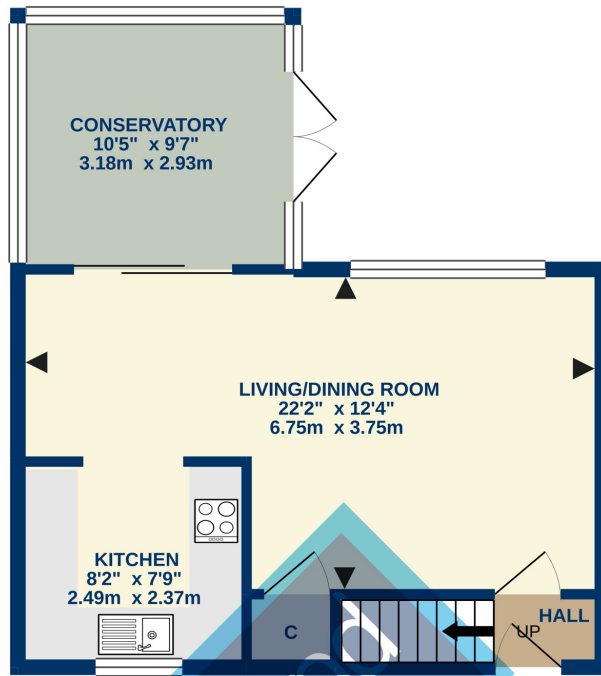
Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 28 minutes, North Springfield is also conveniently located within a mile of the A12 which provides access to the M25 and M11.

- **Semi Detached Family Home**
- **Corner Plot**
- **Three Bedrooms**
- **Living/Dining Room**
- **Fitted Kitchen**
- **Conservatory**
- **Family Bathroom With Modern White Suite**
- **Garage & Driveway To Rear**
- **Southwest Facing Garden**
- **Viewing Highly Recommended**

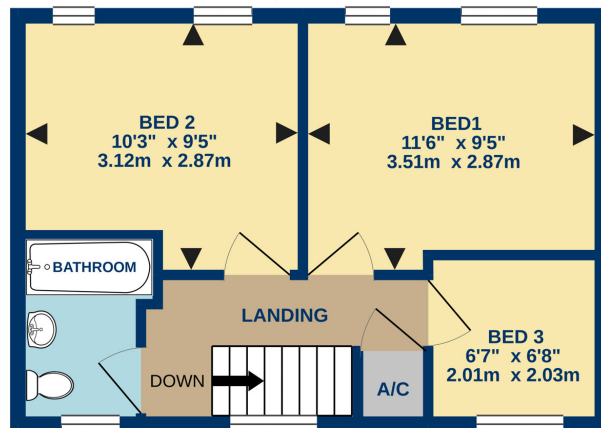


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GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 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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FLOORPLAN

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