



Widford Grove, Chelmsford, Essex, CM2 9AT

Council Tax Band D (Chelmsford City Council)



Guide Price £600,000 - £625,000 Freehold

*** GUIDE PRICE £600,000 - £625,000 ***

Nestled in a sought-after residential cul de sac, this delightful 1930's style semi-detached family home offers a perfect blend of classic character and modern living. Boasting approximately 1100 sq. ft. of well-proportioned accommodation, this inviting home features a 65' rear garden, private driveway, and flexible living space ideal for families.

Upon entering via the storm porch, you're greeted by a welcoming hallway leading to a bright and spacious living room with a bay window, perfect for relaxing or entertaining guests. The heart of the home lies in the generously sized kitchen/dining room, offering direct access to the rear garden, making it ideal for al fresco dining and summer gatherings. A versatile sitting room/bedroom 4 on the ground floor provides flexibility, whether used as a guest room, playroom, or home office. The ground floor also includes a convenient storage cupboard. Upstairs, the home offers three comfortable bedrooms. The main bedroom and second double bedroom are both well-sized and filled with natural light. A compact third bedroom makes an ideal nursery or study. The family bathroom is fitted with a contemporary four piece white suite including full-size bath and shower cubicle.

Outside, the property benefits from a private driveway and a generous 65' rear garden, offering plenty of space for children to play, gardening enthusiasts, or further extension potential (subject to planning permission). This characterful home is ideally suited for growing families and those looking to put down roots in a peaceful, well-connected neighborhood.

Location

Located within the highly desirable South side of Chelmsford. The property enjoys easy access to the A12 and is conveniently situated only a mile from Chelmsford city centre. Local amenities, including a Tesco superstore and a parade of shops with a newsagent, chemist, and doctors, are within walking distance. Families will appreciate the excellent selection of schools in the area, with outstanding private schools, Moulsham Infants, Juniors and High Schools all within a mile of the property. A regular bus service along the nearby Wood Street provides convenient access to the city centre.

Chelmsford city centre offers a vibrant nightlife, with a variety of bars and a wide range of dining options, from independent family restaurants to well-known restaurants serving cuisines from around the world. The city also boasts comprehensive shopping facilities, including a pedestrianised High Street, two shopping precincts, and the popular Bond Street with its John Lewis store. Leisure enthusiasts will find plenty to enjoy in Chelmsford, with sports clubs at the local Chelmer Park, various gyms, and nearby golf clubs. The beautiful Hylands Park estate and Oaklands Park provide pleasant open spaces for outdoor activities.

Chelmsford is renowned for its educational excellence, with top-performing grammar schools, Writtle agricultural college, and Anglian Ruskin University all within reach. For commuters, Chelmsford's mainline station offers direct services to London Liverpool St in as little as 32 minutes. The property is conveniently located within 2 miles of the A12 and A414, providing easy access to the M25 and M11.

Tenure: Freehold **EPC Rating:** D **Council Tax Band:** D

- 1930's Style Semi Detached Family Home
- Sitting Room/Bedroom Four
- Family Bathroom
- 65' Rear Garden
- Within A Mile Of City Centre

- Two Reception Rooms
- Three Bedrooms
- Driveway
- No Onward Chain
- Cul De Sac Location



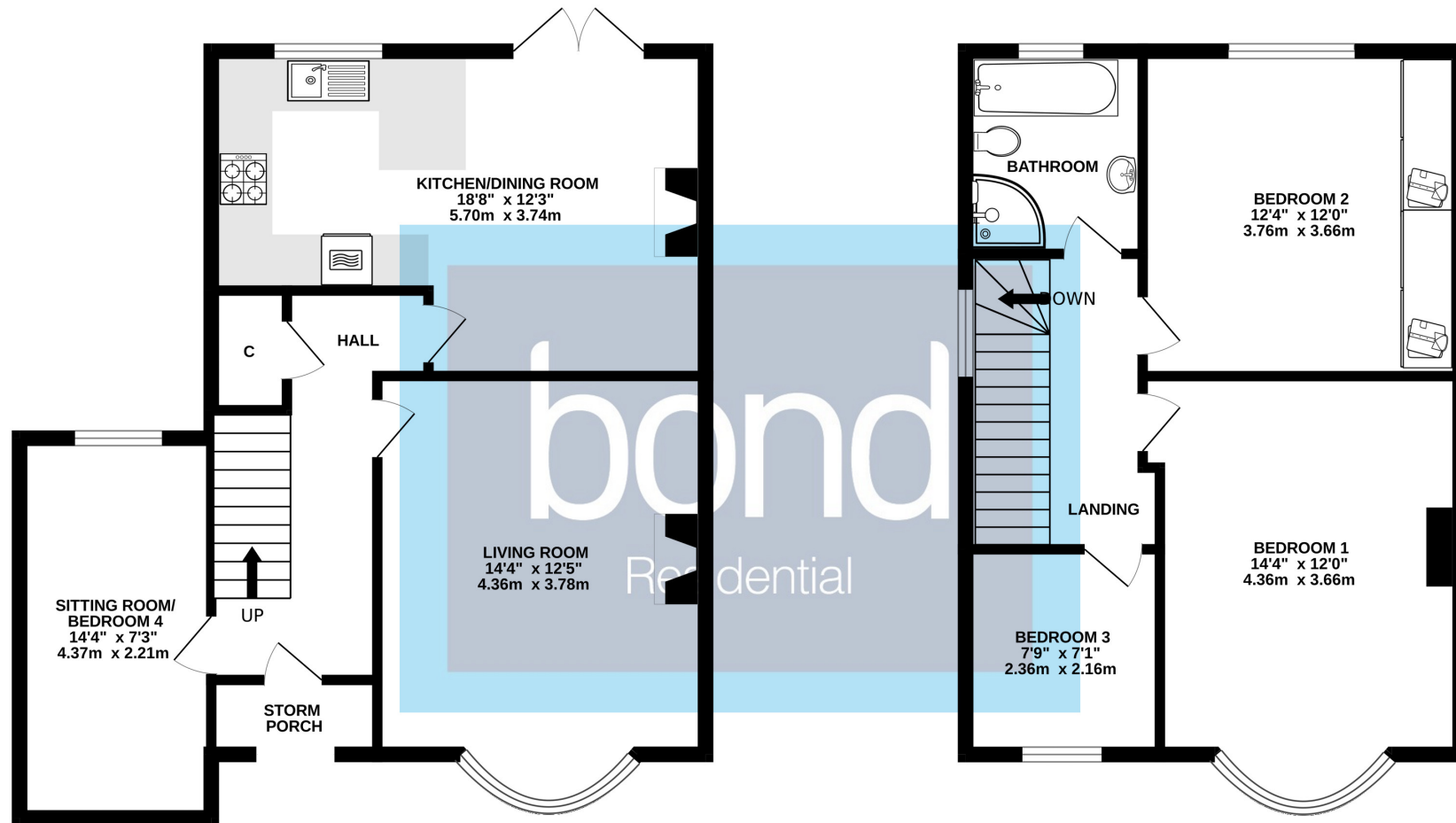






GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.

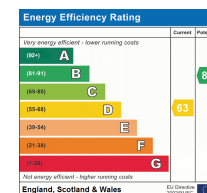
1ST FLOOR
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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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