



Abell Way, Chancellor Park, Chelmsford, CM2 6WU

Council Tax Band F (Chelmsford City Council)



OIEO £500,000 Freehold

ACCOMMODATION

This modern linked family home is situated within the sought after Chancellor Park development, the property comprises an entrance hall, living room with double doors overlooking and leading to the rear garden, a triple aspect stunning kitchen/dining room with fitted appliances, the ground floor is completed with a utility room and cloakroom. To the first floor there is a master suite with en suite shower room, bedroom two also features a fitted wardrobe, two further bedrooms and family bathroom. Externally the property benefits from a carport providing off road parking and leading to a garage, a landscaped rear garden with two patio areas, lawn and flower and shrub beds.

The property has been well maintained by the current owners with a recently fitted boiler, both the bathroom and en suite have been refitted and the property features modern touches such as shutters to the front elevation in the living room and kitchen/dining room.

LOCATION

The Chancellor Park development benefits from an abundance of open green spaces, with a park area to the front of the development, children's play area off of Cornelius Vale and sports park which includes football pitches, sports pavilion, astro tennis courts, floodlit multi-use hard surface area (Tennis, Netball, Football) and Bowling green. Chancellor Park forms part of Chelmer Village which offers its own village square with a range of day to day amenities and superstore, two popular primary schools, a pre-school, retail park with a range of high street brands, there are a selection of restaurants around Chelmer Village as well as open park space. For the commuters there is a regular bus service to Chelmsford city centre and mainline station which offers a direct service to London Liverpool St in as fast as 32 minutes. For those requiring road access Chancellor Park is conveniently located within easy access of the A12 and A130.

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.

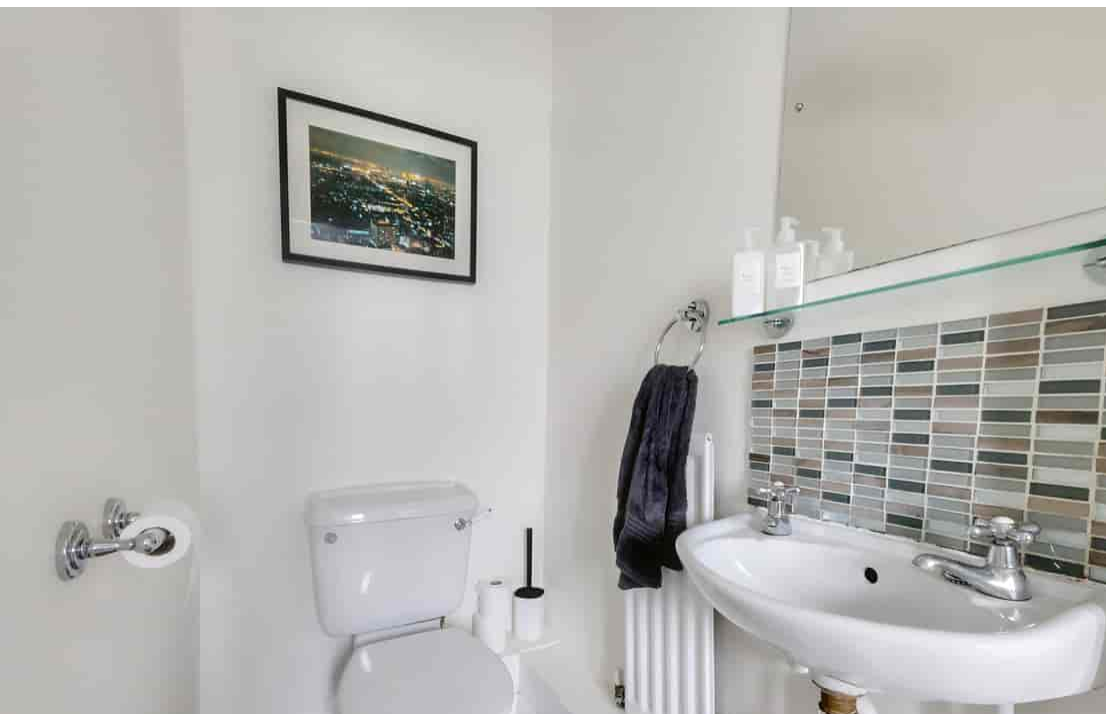
Chelmsford is renowned for its educational excellence and alongside the local schools, it offers two of the country's top performing grammar schools, Writtle agricultural college, Anglian Ruskin University and a selection of private schools.

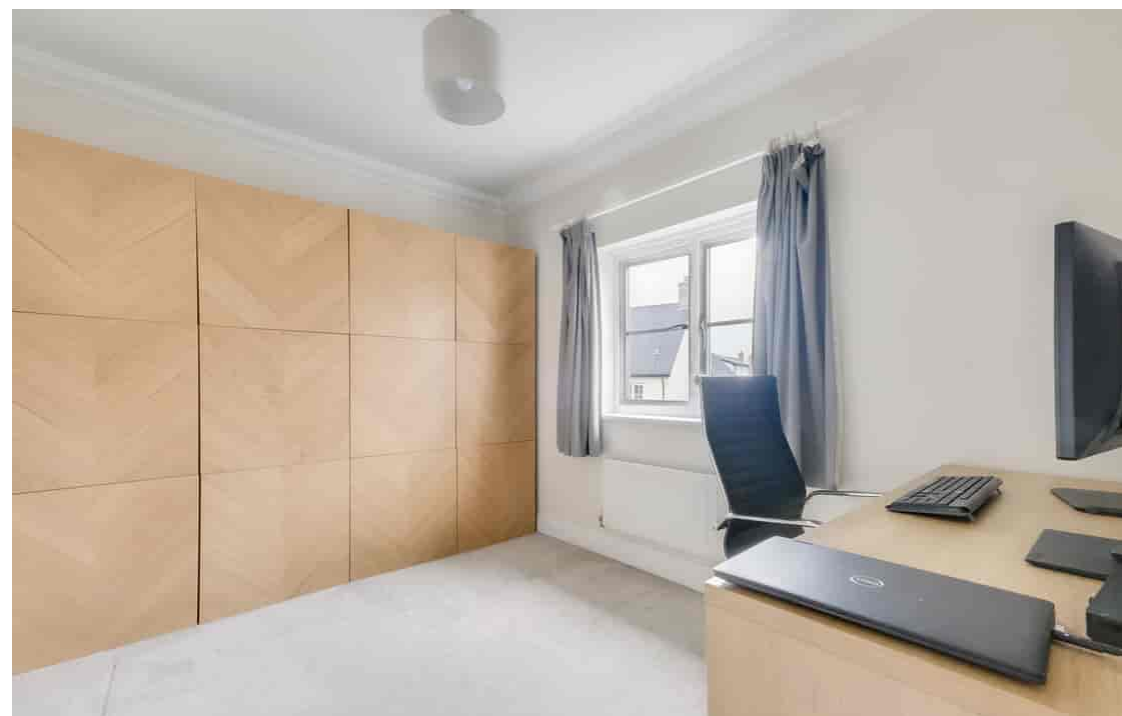
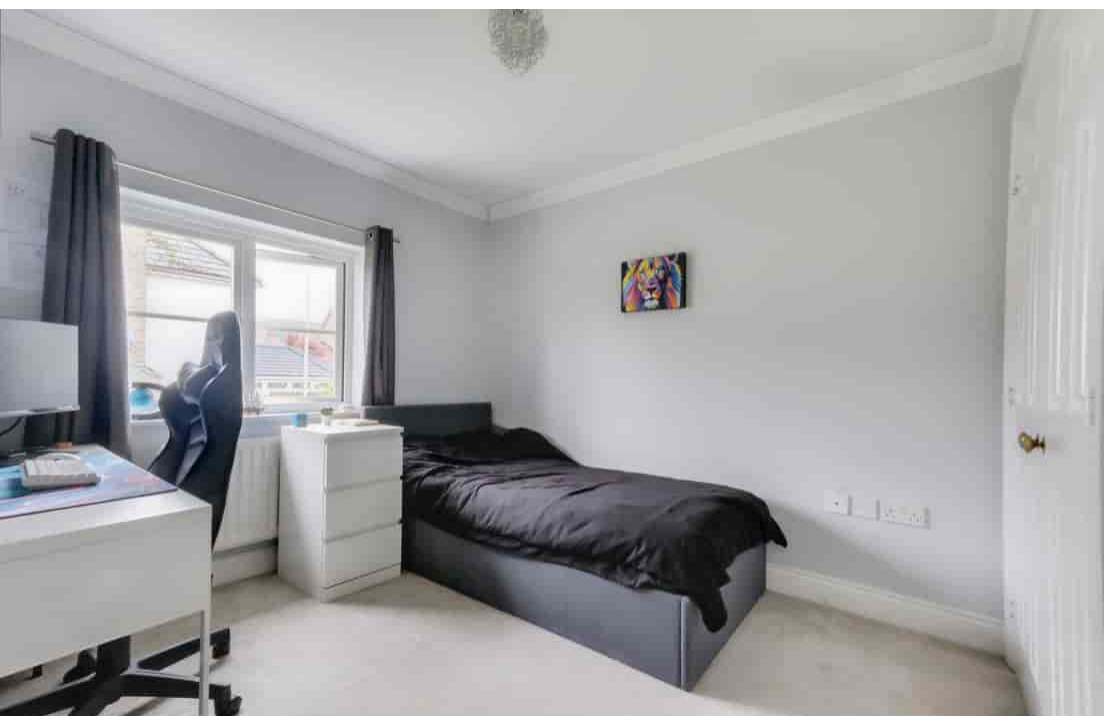
COUNCIL TAX BAND - F

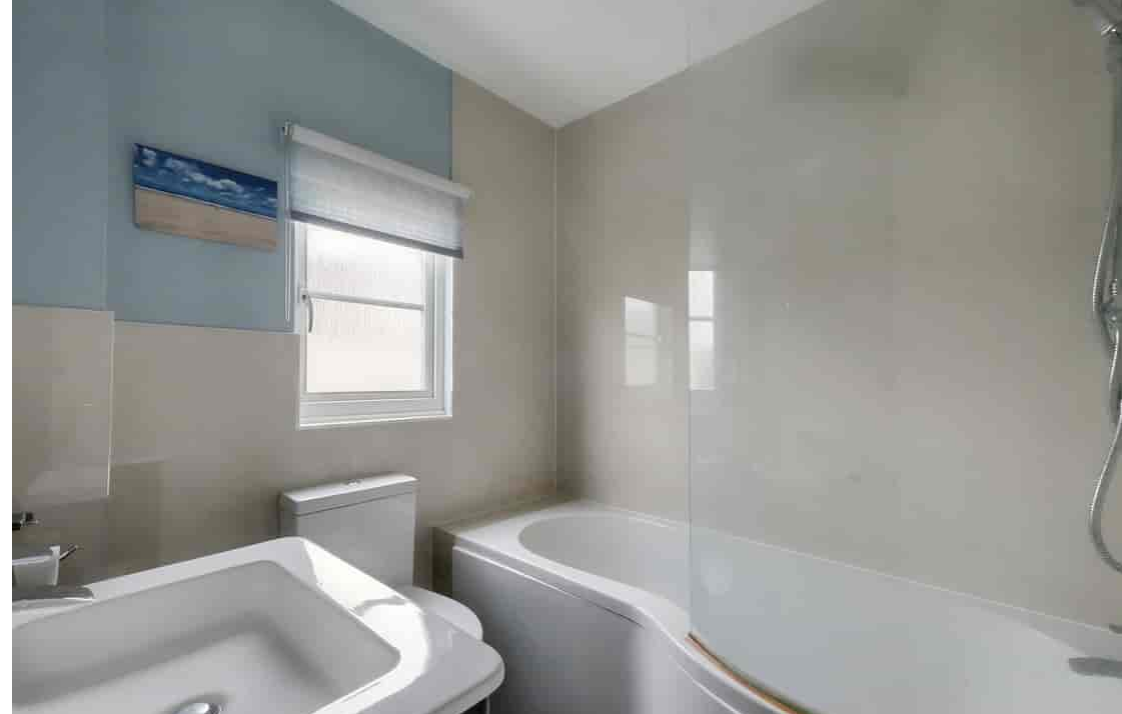
EPC RATING - C

- Modern Linked Family Home
- Fitted Kitchen/Dining Room With Bay Window
- Cloakroom
- Master Bedroom With En Suite
- Garage & Carport
- Living Room
- Utility Room
- Four Bedrooms
- Family Bathroom With Modern White Suite
- Landscaped Rear Garden

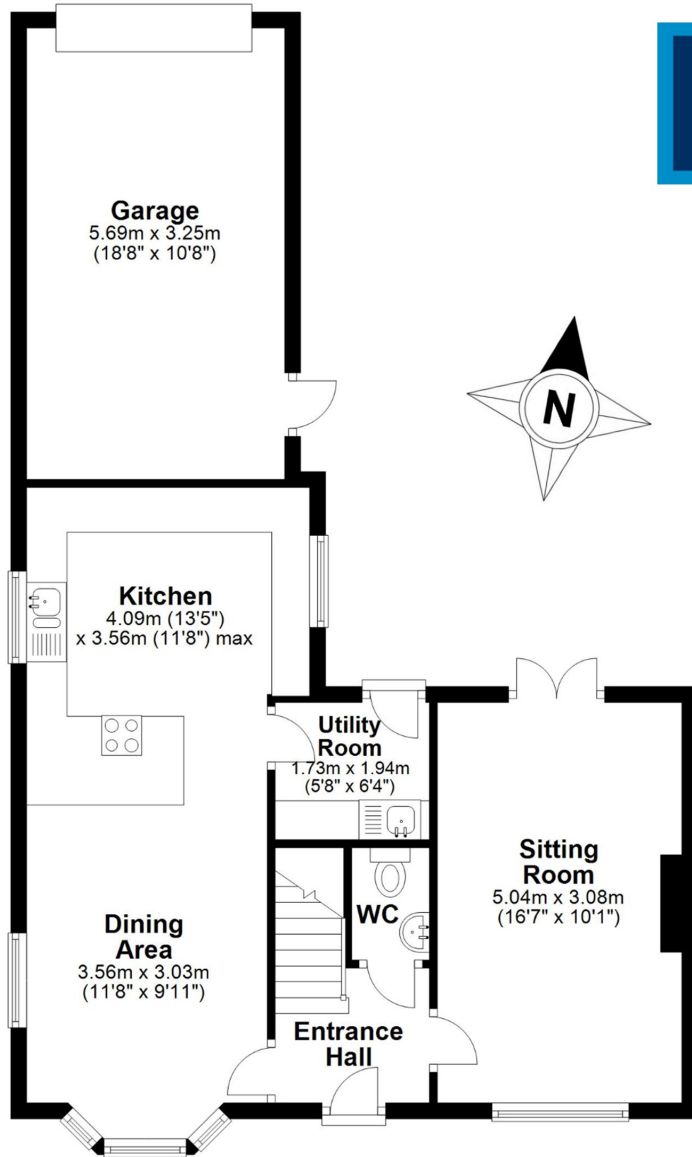








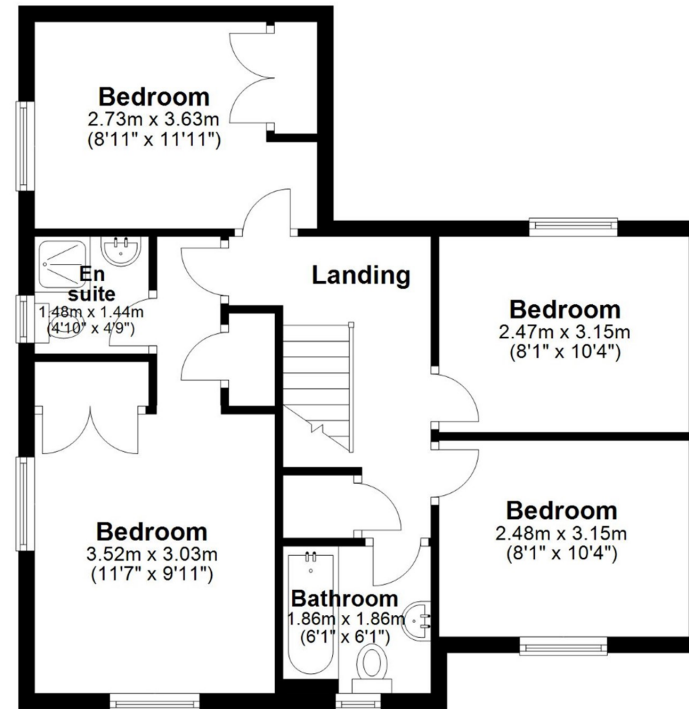
Ground Floor



APPROX INTERNAL FLOOR AREA
127 SQ M (1370 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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First Floor



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