



Wood Street, St John's, Chelmsford, CM2 9FQ

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£400,000 Freehold

This stunning modern semi detached home, situated in the highly sought-after St John's development, offers contemporary living in a convenient location. On the ground floor, the entrance hall leads to a spacious living /dining room with double doors opening onto the rear garden, creating a seamless indoor-outdoor flow. The kitchen is well-appointed with built-in appliances and Quartz work surface. A convenient cloakroom completes the ground floor accommodation. Upstairs, the first floor comprises a master bedroom with built in wardrobe and dressing unit. Bedroom two is a generous double bedroom and the family bathroom boasts a stylish Duravit suite and attractive Porcelanosa tiles. The property benefits from hardwood wooden flooring to the entrance hall, living/dining room and both bedrooms with tiled floors to the kitchen, cloakroom and bathroom.

Externally, the property offers two allocated parking spaces to the rear which are accessed off of Whitley Link. The landscaped rear garden features a patio area and lawn, providing a perfect space for outdoor relaxation and play.

LOCATION

Whitley Link is located within the highly desirable St John's development, just off Wood Street in Chelmsford. The property enjoys easy access to the A12 and is conveniently situated only 1.2 miles 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 Mildmay Primary School all within a mile of the St John's development. A regular bus service along 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 chain 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.

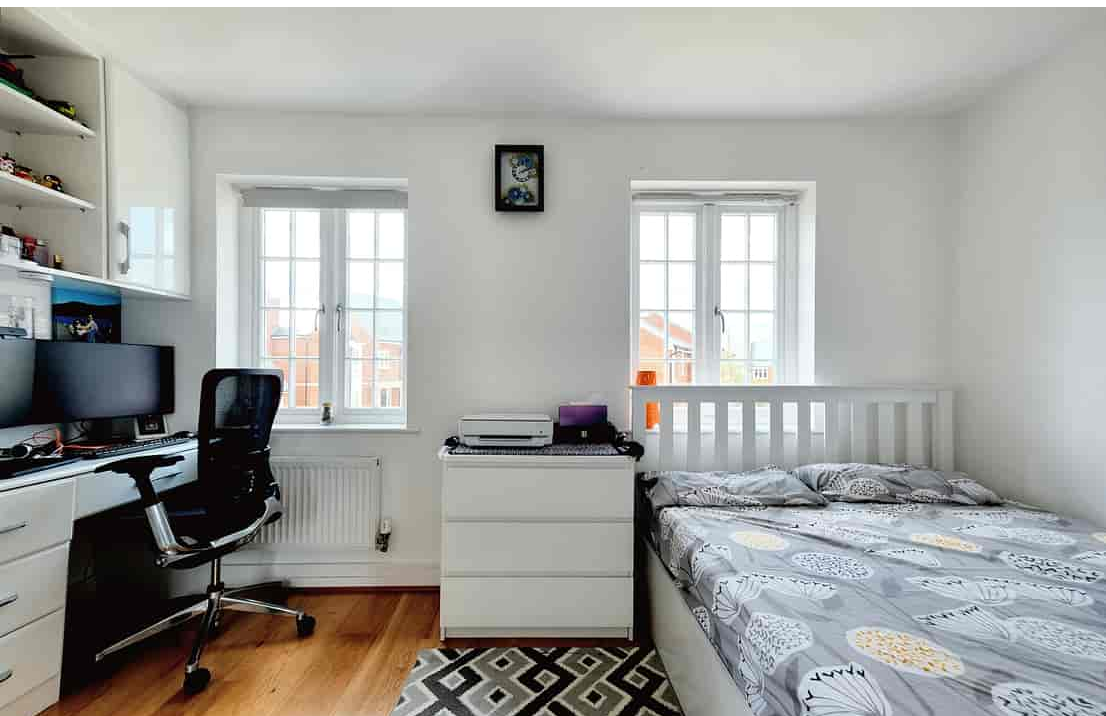
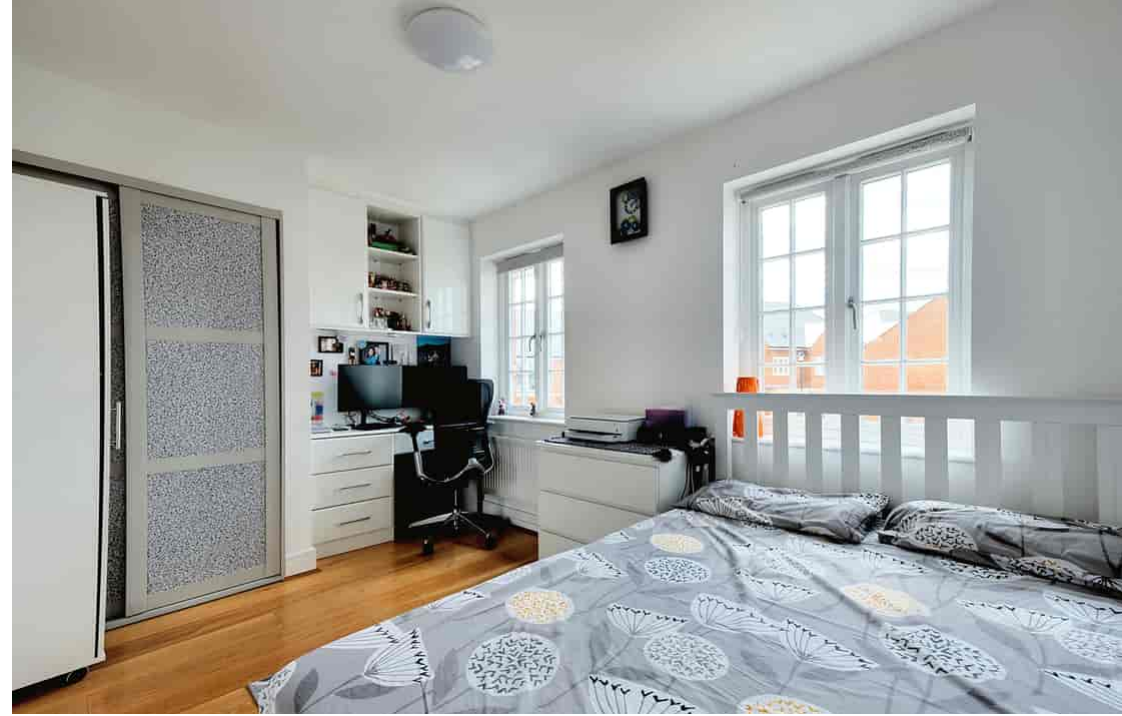
Chelmsford is renowned for its educational excellence, with top-performing grammar schools, Writtle agricultural college, and Anglian Ruskin University all within reach.

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.

- Modern Semi Detached Home
- Fitted Kitchen With Built In Appliances
- Two Double Bedrooms Both With Fitted Wardrobes
- Two Allocated Parking Spaces
- South After St. John's Development

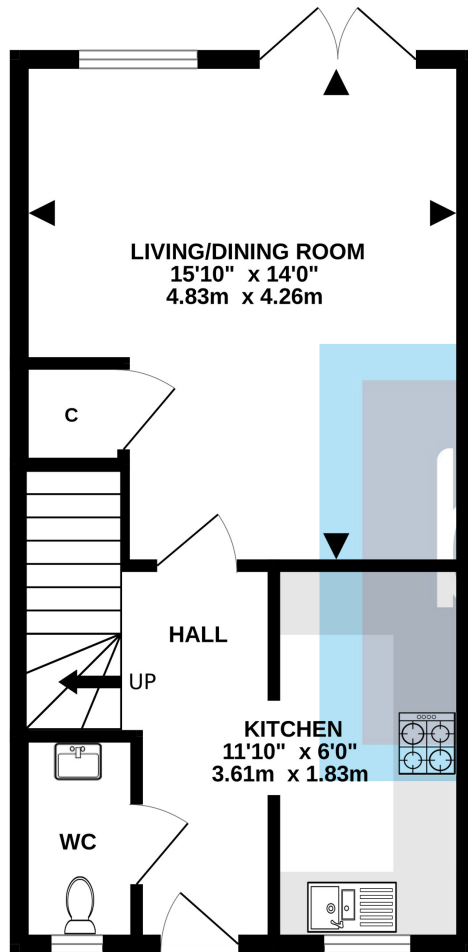
- Living/Dining Room
- Cloakroom
- Bathroom With Stylish Duravit Suite
- Landscaped Front & Rear Gardens
- Within 1.2 Miles Of City Centre & Station



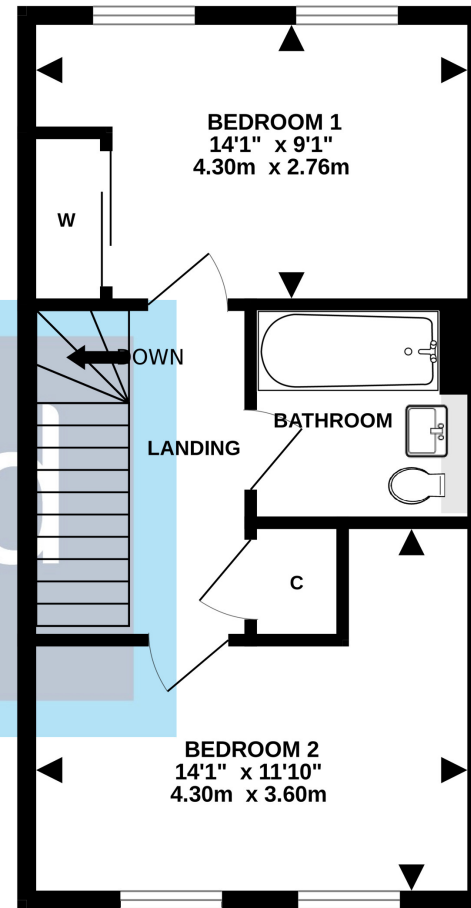




GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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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