



First Avenue, Chelmsford, Essex, CM1 1RU

Council Tax Band E (Chelmsford City Council)

 1  4  2

£700,000 Freehold

Bond Residential are delighted to offer for sale this extended semi detached family home situated in the popular "Avenues"

The property offers an entrance hall, ground floor WC, living room, utility room and stunning open plan kitchen/family room with granite work tops, integrated appliances and two sets of bi-folding doors which overlook and lead onto the South facing rear garden. To the first floor there are four bedrooms, en-suite shower room to bedroom one with the family bathroom completing the internal accommodation. Outside the property benefits from a driveway which provides off road parking. The rear garden faces South and commences with a paved patio area with the remainder of the garden being laid to lawn with a timber built storage shed and childrens play house to the far end of the garden. The garden has the added benefit of backing onto Chelmsford County High School playing field.

LOCATION

Situated in First Avenue, forming part of the sought after "Avenues" this detached home is ideally situated for modern family living with the property being located within 1 mile of Chelmsford city centre and mainline station, which can be accessed via Broomfield Road at the top of the road where there is a regular bus service or the "Bunny Walks" which is a footpath through to the university campus and city centre.

The property is conveniently located within a mile of a selection of local schools including Chelmsford's two grammar schools, which are regularly in the top ten performing schools in the UK. There is a selection of day to day amenities situated at the nearby Broomfield parade.

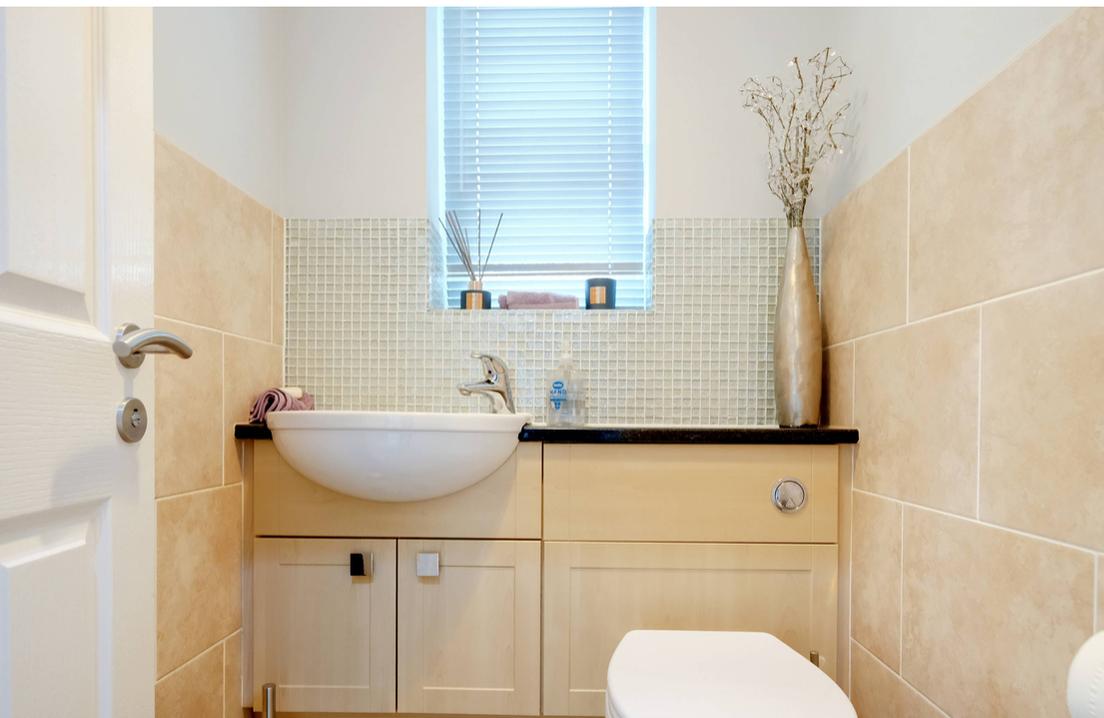
Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent ones to larger well know chains serving cuisines from around the world. Along with a thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas. The pedestrianised High Street, two shopping precincts, retail parks as well as several designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities.

Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, Riverside Ice & Leisure Centre, a selection of golf courses and sports clubs. Chelmsford is the home to Essex County Cricket Club. The Cathedral is in the heart of the city. Chelmsford is renowned for its educational excellence and, alongside the local schools and two grammar schools there is; Writtle Agricultural College, Anglian Ruskin University, and several private schools.

There is a selection of parks and open spaces within close proximity. Chelmsford is a sought-after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 32 minutes.

- Established Extended Semi Detached Family Home
- Granite Work Tops & Integrated Appliances
- Family Bathroom + En-Suite
- South Facing Rear Garden
- Gas Central Heating & Underfloor Heating in Kitchen
- Stunning Open Plan Kitchen/Family Room
- Bi-Folding Doors to Rear
- Driveway
- Backing Onto School Playing Field

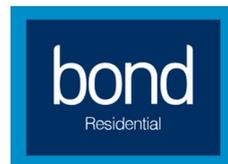
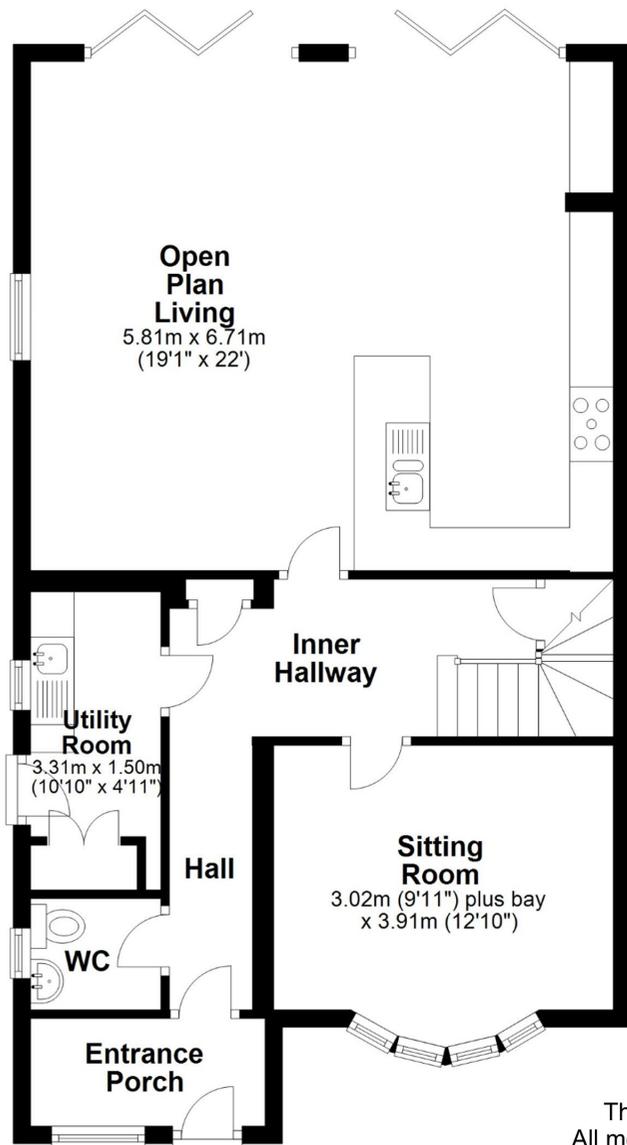




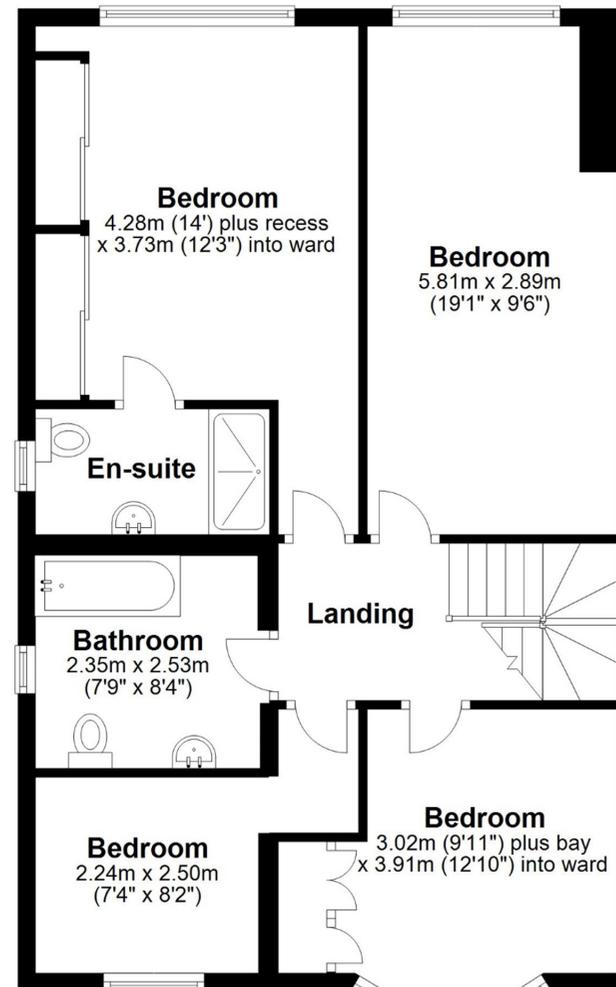




Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA 150 SQ M (1610 SQ FT)
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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