



## 2 Bishops Court Gardens, Chelmsford, Essex, CM2 6AZ

Council Tax Band F (Chelmsford City Council)

 2  4  2

£850,000 Freehold

## ACCOMMODATION

This extended detached family home comprises an entrance hall with bifold doors opening up into the open plan kitchen/dining room with fitted units and central island, the kitchen/dining room in turn opens up to the living room with central sky lantern, feature fireplace with log burner and sliding doors that overlook and lead to the rear garden, there is a separate sitting room, utility room with door to garage and a cloakroom complete the ground floor. To the first floor there is a landing with glazed balustrade, four bedrooms with the master bedroom featuring an en suite shower room with contemporary white suite, family bathroom with contemporary white suite.

Externally the property offers a hardstanding driveway providing off road parking and leading to the garage, the remainder of the front garden is laid to lawn. The rear garden is south facing and occupies a corner plot with the garden extending to the side of the property, the rear garden comprises a paved patio area, lawn with mature flower and shrub borders with mature trees providing screening.

## LOCATION

Situated within a mews setting off of Bishop Court Gardens the property is conveniently located within 1.2 miles of Chelmsford city centre and mainline station. 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. Both Riverside retail park and Chelmer Village retail park are within 1.1 miles of the property.

Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the newly refurbished 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. There is a selection of parks, sports clubs and open spaces within close proximity.

Chelmsford is renowned for its educational excellence, there are a selection of local primary schools within 1.2 miles of the property and Boswells High School, alongside the local schools, it offers two of the country's top performing grammar schools, Writtle Agricultural College, Anglian Ruskin University, and several private schools.

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. The property is conveniently positioned within easy access of the A12 via Springfield Road.

TENURE: FREEHOLD

COUNCIL TAX BAND - F

- Extended Detached Family Home
- Two Reception Rooms
- Utility Room
- Master Bedroom With En Suite
- Garage & Driveway
- Set In A Mews Location
- Fitted Kitchen/Dining Room
- Four Bedrooms
- Family Bathroom With Contemporary White Suite
- South Facing Rear Garden

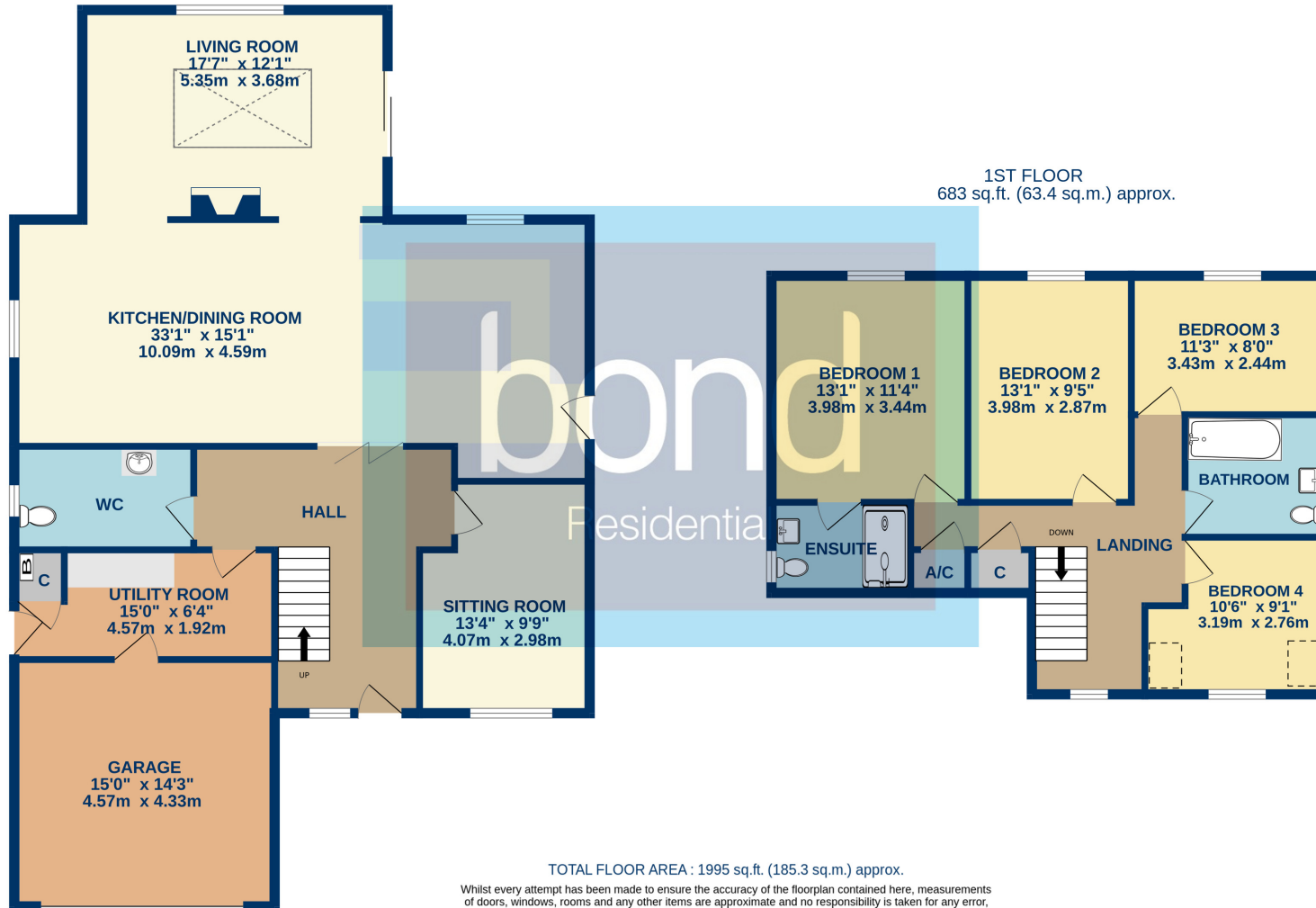








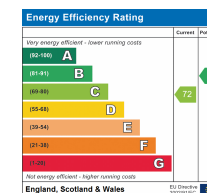
GROUND FLOOR  
1312 sq.ft. (121.9 sq.m.) approx.



TOTAL FLOOR AREA : 1995 sq.ft. (185.3 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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