



# Highfield Road, Chelmsford, Essex, CM1 2NF

Council Tax Band B (Chelmsford City Council)

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Offers In Excess Of £280,000 Leasehold

## ACCOMMODATION

Bond Residential are delighted to offer for sale this two bedroom first floor maisonette. The property comprises an entrance hall, two double bedrooms, living room with feature bay window, bathroom with modern white suite & fitted kitchen. Externally the property benefits from a hardstanding area providing off road parking for one vehicle, the rear garden has a lawn and paved patio area, there is also a garage in block.

## LOCATION

The property is located on the corner of Highfield Road & Sunningdale Road which is conveniently situated within 1.5mile of Chelmsford city centre and mainline station. The property is also within walking distance of both of Chelmsford's highly sought after grammar schools, King Edward VI (KEGS) and The County High School for girls. There are a selection of local primary schools and nursery's within close proximity of the property.

Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent to larger well know chains serving cuisines from around the world, along with a thriving nightlife with a selection of bars, the Civic Theatre and two multi screen cinemas. The pedestrianised High Street, two shopping precincts as well as a number of 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, the newly refurbished Riverside Ice & Leisure centre, a selection of golf courses and sports clubs. There are a selection of open spaces with Admirals Park being within close proximity and offers pleasant riverside walks through to Central Park and in turn the city centre or through to the village of Writtle. 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 38 minutes, Roxwell Road is conveniently positioned within easy access of the A1060 and A414 which provide access to the M11.

- First Floor Maisonette
- Living Room With Feature Bay Window
- Parking Space & Garage In Block
- Bathroom With Modern White Suite
- Two Double Bedrooms
- Rear Garden
- Double Glazed
- 126 Years Remaining On Lease





GROUND FLOOR  
602 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (56.0 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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