



# Hillside Grove, Chelmsford, Essex, CM2 9DA

Council Tax Band D (Chelmsford City Council)

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£550,000 Freehold

Bond Residential are delighted to offer for sale this older style semi detached family home situated within one and a half miles of the City centre & mainline railway station.

The property has been extended to the ground floor to create flexible family living comprising of an entrance hall, ground floor WC, good size lounge/diner, and a comfortable kitchen/breakfast room. To the first floor there are three bedrooms and a four piece family bathroom with modern white suite. Outside the property benefits from a driveway which provides off road parking and in turn leads to the garage with double doors and personal door giving access to the rear of the property. The established rear garden is a real feature of this lovely home where the current owners have spent a considerable amount of time & effort creating the classic English garden. The garden commences with a paved patio area with the remainder of the garden being laid to lawn with mature shrubs & hedging to borders.

## LOCATION

Hillside Grove is within easy access of the A12 and conveniently located within 1.5 miles of Chelmsford city centre & mainline railway station.

There are a selection of local amenities within walking distance of the property with a local parade of shops which includes a newsagents, chemist and doctors at the top of Wood Street and Tesco superstore within a short stroll of the property.

The property is spoilt for local schooling with a selection of outstanding private schools, two hugely popular primary schools in Moulsham Infants & Juniors and Mildmay, as well as Moulsham senior school all within a mile of the property. A regular bus service runs along Wood Street providing access to the City Centre.

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 a John Lewis store.

Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs at the local Chelmer Park, a selection gyms including the newly refurbished Riverside Ice & Leisure centre.

Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglia Ruskin University.

Chelmsford's mainline station is located within 1.5 miles of the property and provides a direct service to London Liverpool St with a journey time of approximately as 32 minutes, also conveniently located are the A12 and A414 which provide access to the M25 and M11.

- Extended Older Style Semi Detached House
- Fitted Kitchen/Breakfast Room
- Gas Central Heating
- Established Rear Garden
- Three Bedrooms
- Lounge/Diner
- Ground Floor WC
- Garage & Driveway
- Four Piece Family Bathroom



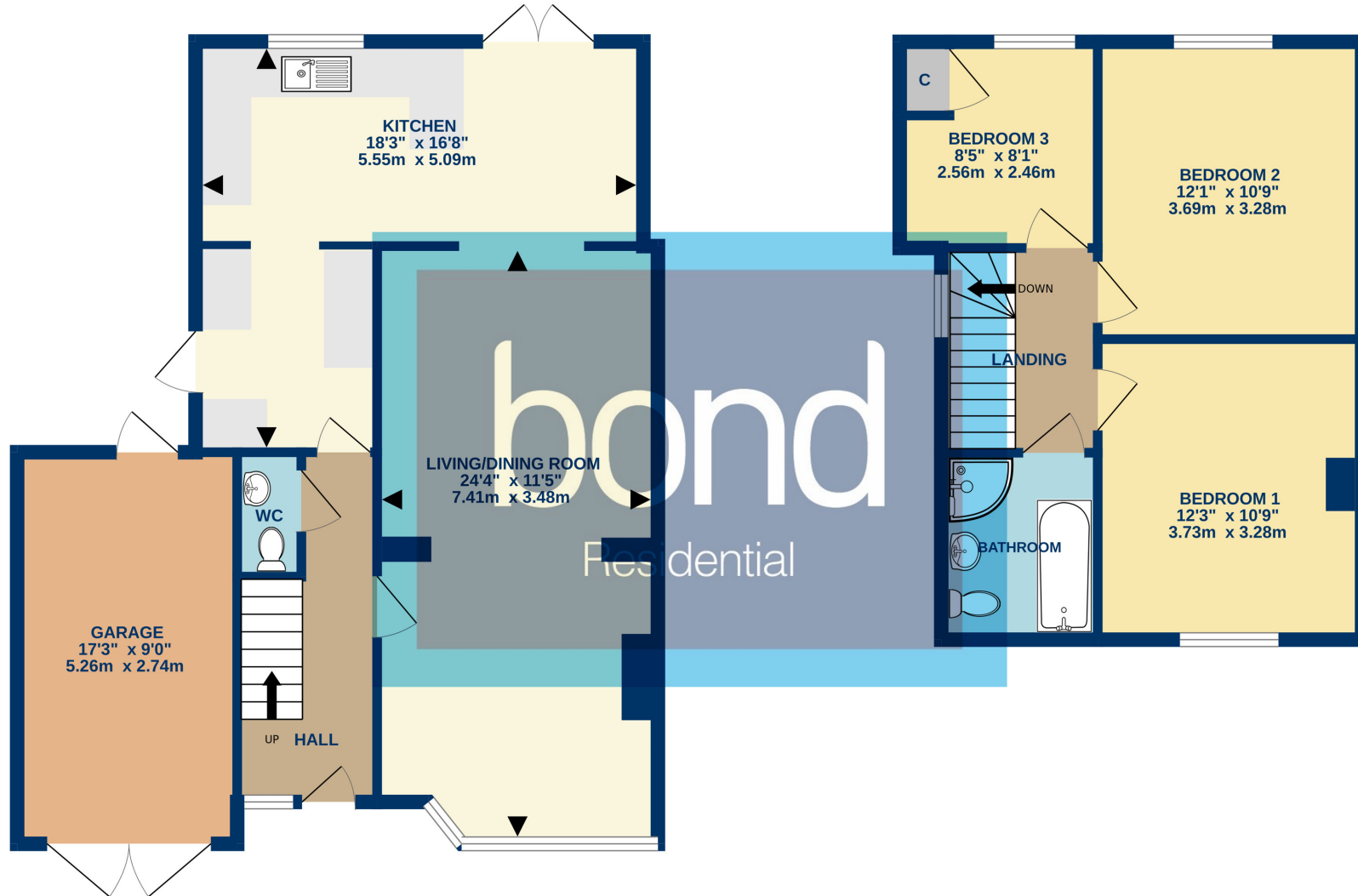






GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.

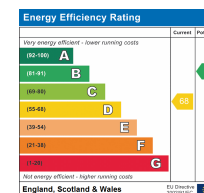
1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 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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