



South Primrose Hill, Chelmsford, Essex, CM1 2RF

Council Tax Band D (Chelmsford City Council)



Offers In Excess Of £535,000 Freehold



Bond Residential is proud to present this charming older style detached family home located in the heart of Chelmsford city centre. This property offers a perfect blend of character and a layout ideal for the day to day needs of modern living, making it an ideal choice for families looking for a comfortable and convenient lifestyle. Upon entering, you are greeted by a welcoming entrance hall that leads to a front reception room, perfect for use as a snug or study, featuring a delightful bay window. The sitting room boasts a feature corner window and double doors that open up to the rear garden, flooding the room with natural light. An open plan kitchen/dining room provides a great place for family meals and entertaining. A utility room and cloakroom on the ground floor provide added convenience. Heading upstairs, you will find three spacious double bedrooms, all equipped with fitted wardrobes for ample storage. The family bathroom offers a white suite, while a separate shower room adds practicality to the layout. The property also features a large boarded and insulated loft space with roof window.

Outside, the property boasts a front garden with mature hedging for privacy, while the south-facing rear garden spans approximately 50 feet in length. The garden includes a generous patio area, a well-maintained lawn, and mature flower and shrub borders, creating a tranquil outdoor space. Additionally, a large detached double garage/workshop and driveway provide parking for one vehicle, which is accessed via a service road to the rear.

The property is in need of some modernisation throughout but benefits from a recently fitted new boiler.

## LOCATION

Situated within easy access 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.

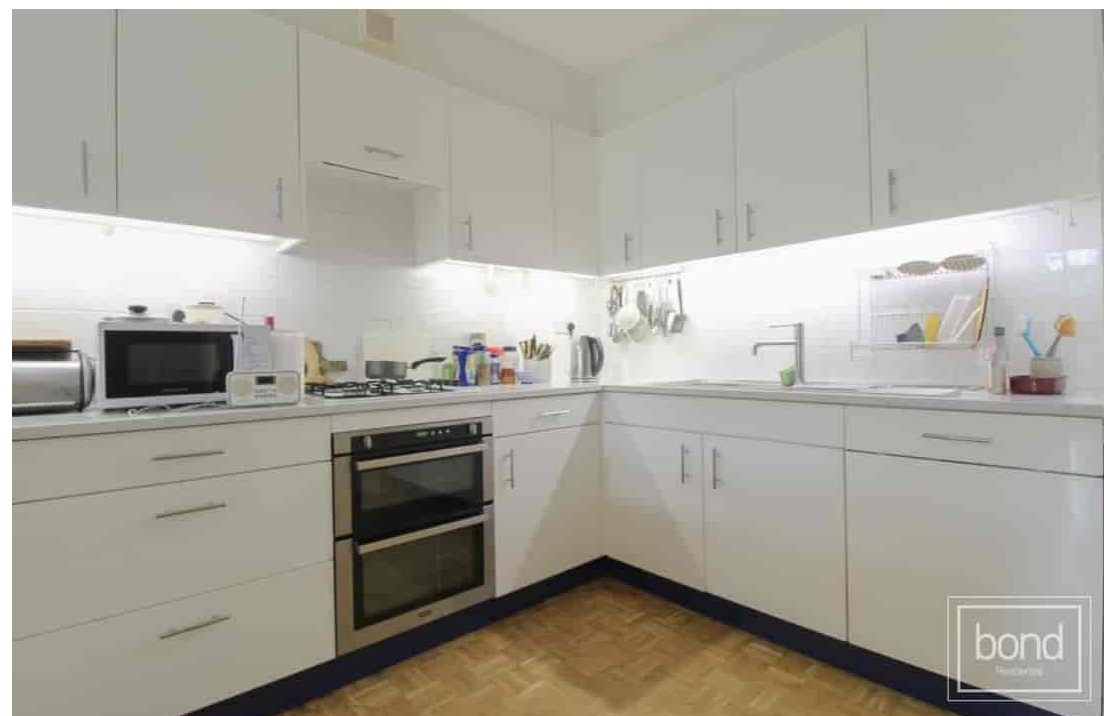
Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the newly refurbished Riverside Ice & Leisure Centre, a selection of golf courses and sports clubs. Chelmsford is the home to Essex County Cricket Club. The Cathedral is in the heart of the city. Chelmsford is renowned for its educational excellence and, 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.

There is a selection of parks and open spaces within close proximity including admirals park which provides a pleasant riverside walk through to the city centre. 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 minute.

- Established Detached Family Home
- Kitchen/Dining Room
- Three Bedrooms
- South Facing Rear Garden
- No Onward Chain
- Two Reception Rooms
- Utility Room & Cloakroom
- Family Bathroom & Separate Shower Room
- Large Detached Double Garage/Workshop & Driveway To Rear
- In Need Of Some Modernisation



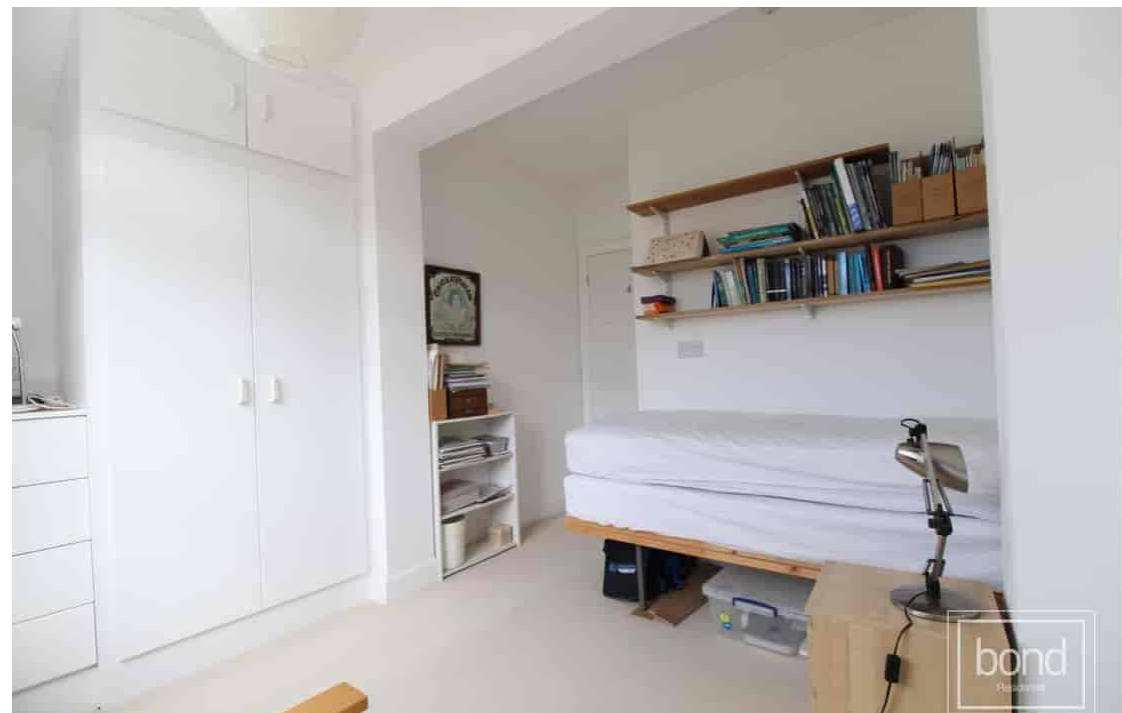






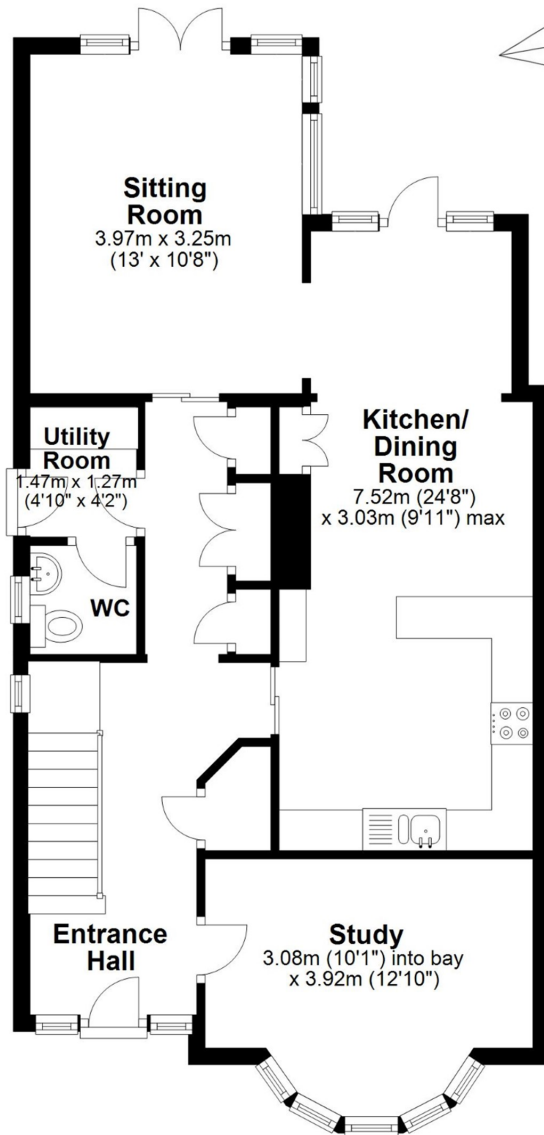




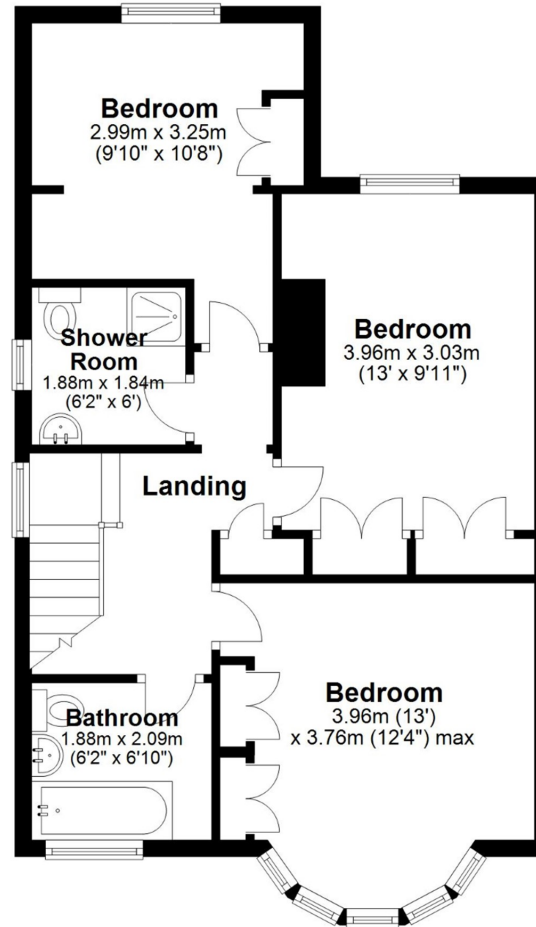




## Ground Floor



## First Floor



## APPROX INTERNAL FLOOR AREA

130 SQ M (1400 SQ FT)

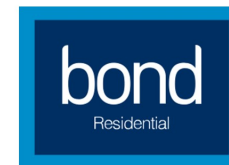
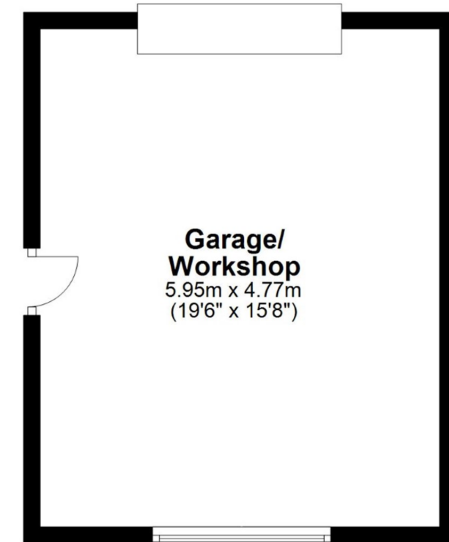
## OUTBUILDING 28 SQ M (310 SQ FT)

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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## Outbuilding



78, New London Road,  
Chelmsford, Essex, CM2 0PD  
Telephone: 01245 500599  
Website: [www.bondresidential.co.uk](http://www.bondresidential.co.uk)

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