



## Golding Thoroughfare, Chelmsford, Essex, CM2 6TU

Council Tax Band D (Chelmsford City Council)



£430,000 Freehold



Bond Residential are delighted to offer for sale this link detached family home situated in Chelmer Village.

The property offers an entrance porch, ground floor WC, open plan living/dining room and fitted kitchen. To the first floor there are three bedrooms and a modern refitted family shower room. Outside the property benefits from a driveway to the side of the house which provides off road parking, the garage has been part converted to provide more internal space with the remainder providing storage. The rear garden is of good size with a paved patio area, lawn and corner raised decking area to the far corner of the garden.

## LOCATION

Golding Thoroughfare is situated in the Chelmer Village area of Chelmsford which is located to the east of the city centre. Chelmer Village is an extremely popular area for families due to its excellent schooling, local parks and road links. Chelmer Village offers two local primary schools, a range of local amenities including a village square with a selection of shopping facilities including Asda superstore, Chelmer Village Retail Park offers a variety of stores with a selection of well known High Street brands, there are also a selection of pubs and restaurants within the area.

The River Chelmer flows along the southern and eastern edges and also forms part of the Chelmer and Blackwater Navigation and is a popular location for fishing, canoeing, dog walking and pleasure walks.

There is a regular bus service which runs through Chelmer Village and provides access to the city centre. Chelmsford city centre offers a thriving nightlife with a selection of bars and 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 John Lewis store.

Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs and gyms including the newly refurbished Riverside Ice & Leisure, there are a selection of small parks and open areas spread throughout Chelmer Village.

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, Anglian Ruskin University which includes a medical faculty and New Hall private school which is situated in the nearby area of Springfield.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, Chelmer Village is also conveniently located within easy access of the A12 which provide access to the M25 and M11.

- Link Detached Family Residence
- Open Plan Living/Dining Room
- Gas Central Heating
- Bike Store

- Ground Floor WC
- Fitted Kitchen
- Refitted Modern Family Shower Room
- Rear Garden









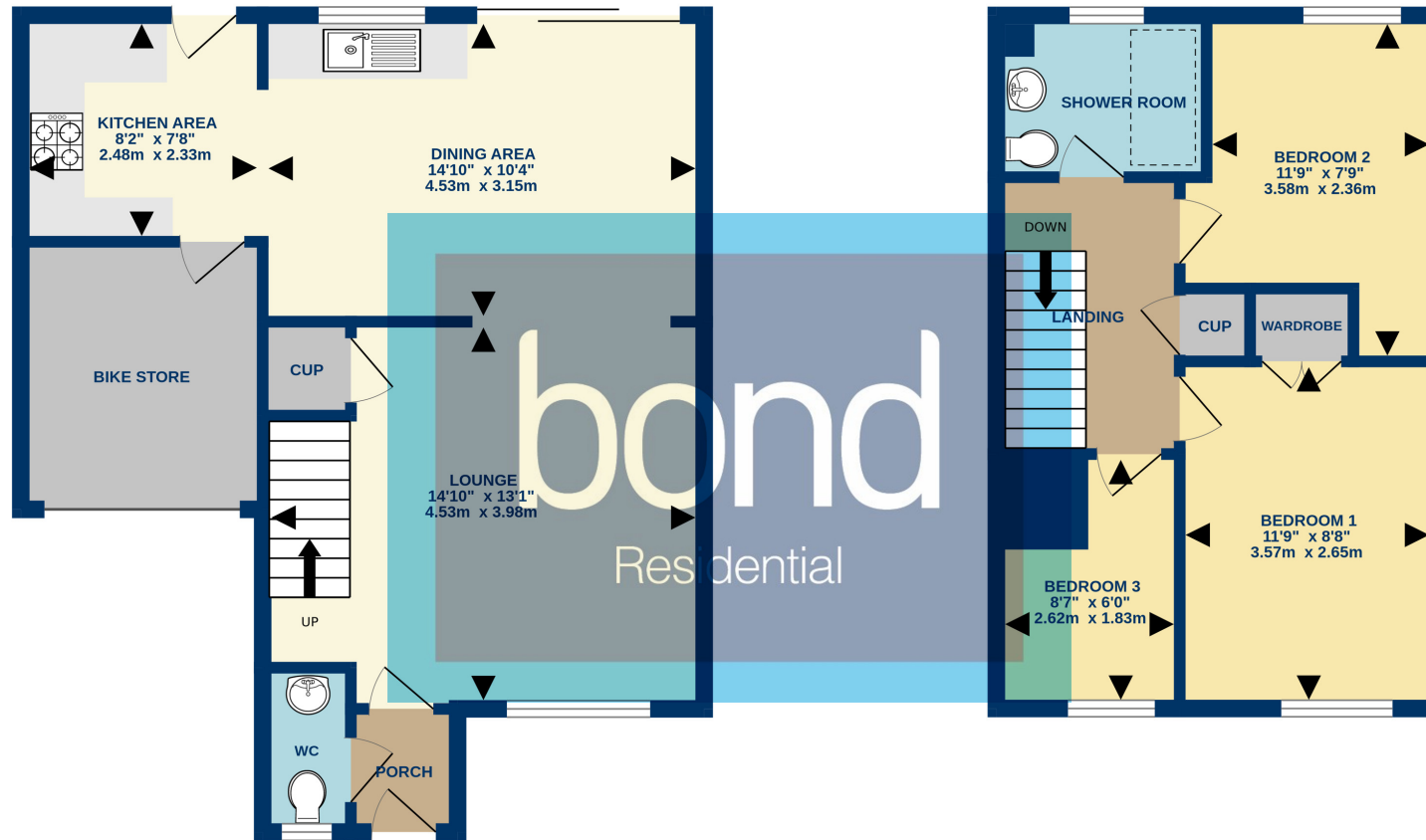






GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.

1ST FLOOR  
336 sq.ft. (31.3 sq.m.) approx.

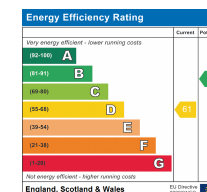


TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.

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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