



Armistice Avenue, Beaulieu, Chelmsford, Essex, CM1 6AR

Council Tax Band E (Chelmsford City Council)



Offers In Excess of £ 575,000 Freehold

Bond Residential are delighted to offer for sale with no onward chain this modern semi detached family home with accommodation set out over three floor on the sought after Beaulieu development.

The property comprises an entrance hall, cloakroom, open plan fitted kitchen/dining room with utility cupboard and double doors overlooking and leading to the rear garden, sitting room with personal door to the rear garden and double doors overlooking and leading to the rear garden. To the first floor there is a living room with views to the front and double doors that lead to a roof terrace to the rear which overlooks the landscaped rear garden, there are two bedrooms and a family bathroom with modern white suite which complete the first floor accommodation. The second floor features a master suite with bedroom featuring a corner window and fitted wardrobes, there is an en suite shower room with modern white suite and a second floor roof terrace which is accessible from both the bedroom and landing which offers far reaching views.

Externally the property features a landscaped rear garden with patio and artificial lawn, garage with electric door.

LOCATION

Beaulieu is a modern development which is a vibrant new district for Chelmsford offering inspirational architecture and landscape. It has its own unique identity inspired by its rich heritage, offering premium housing and exemplary community facilities. Set around the majestic New Hall School, formerly King Henry VIII's Tudor palace, and its estate parkland, the development is conceived as a series of individually designed neighbourhoods that connect to the wider landscape and countryside. Beaulieu has been designed and driven by the needs and aspirations of the community. Situated on the north-eastern edge of Chelmsford, Beaulieu provides a complete range of well-designed new homes from one bedroom apartments to five bedroom family houses. The residential areas are supported by a wide range of facilities including Essex's first 'All Through' Beaulieu school which opened in 2018 a collection of community, health, sport and retail amenities together with an extensive network of parkland and green open spaces. Designed to serve as the 'heart' of Beaulieu is the Beaulieu Square Neighbourhood Centre offering local shops, a dentist, vets, Community Centre, day nursery and an education centre. Beaulieu is situated to the North East of the city of Chelmsford, in a highly accessible location between the A130 and the A12 (jct.19). A network of cycleways run throughout Beaulieu and transport connections are further enhanced by a bus service providing a convenient connection to Chelmsford city centre and beyond.

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.

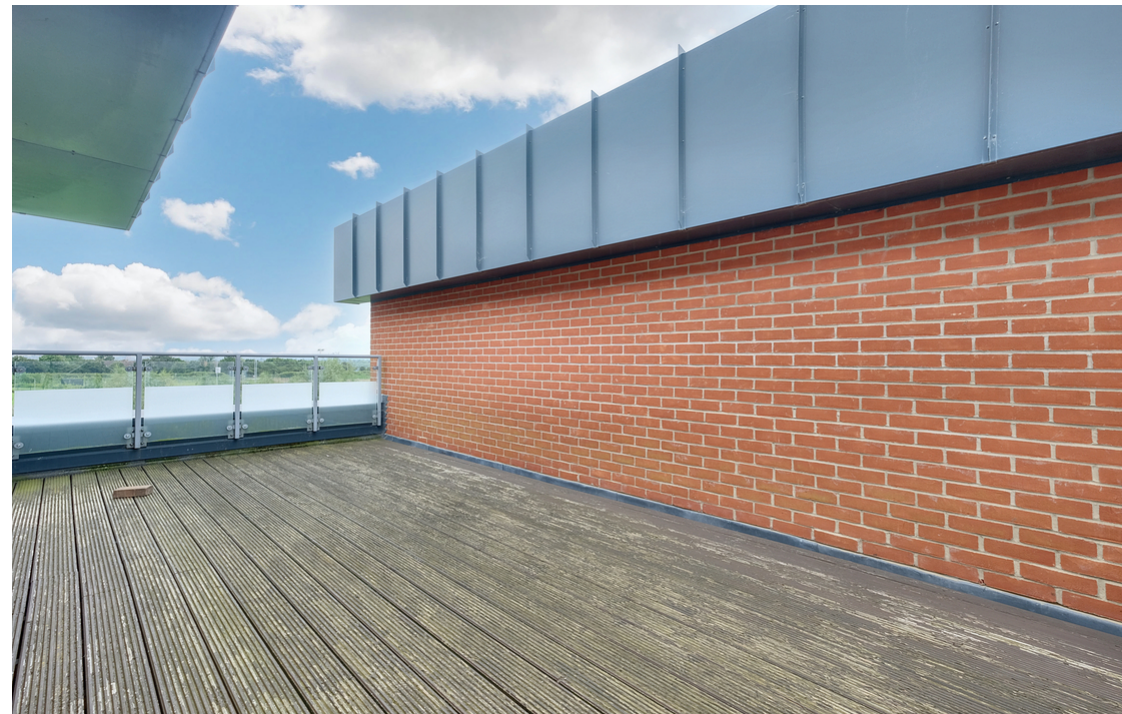
Chelmsford is renowned for its educational excellence and, alongside the local schools, it offers two of the country's top performing grammar schools, Writtle Agricultural College, Anglian Ruskin University, and several private schools.

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.

- **Modern Semi Detached Family Home With Accommodation Over Three Floors**
- **Sitting Room With Double Doors Leading To The Rear Garden**
- **Three Bedrooms**
- **Second Floor Roof Terrace With Far Reaching Views**
- **Garage**
- **Open Plan Kitchen/Dining Room With Utility Cupboard**
- **First Floor Living Room With Views To Front & Rear Terrace With Views Over The Rear Garden**
- **Master Bedroom With En Suite & Fitted Wardrobes**
- **Landscaped Rear Garden**
- **No Onward Chain**



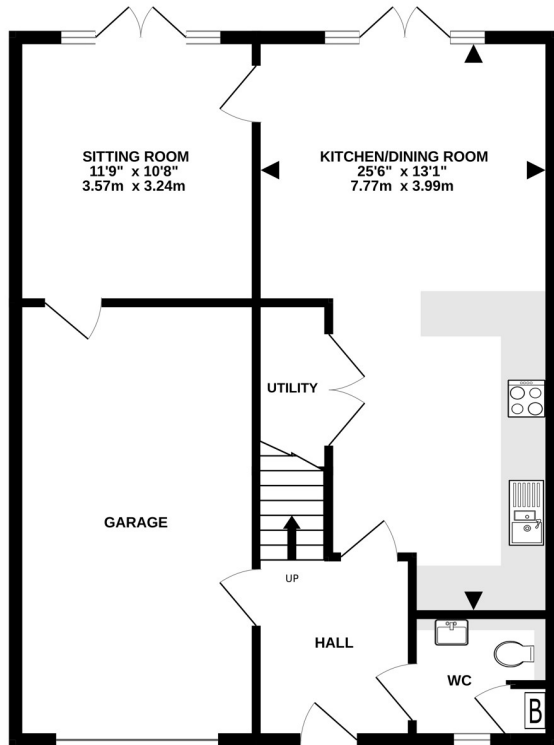




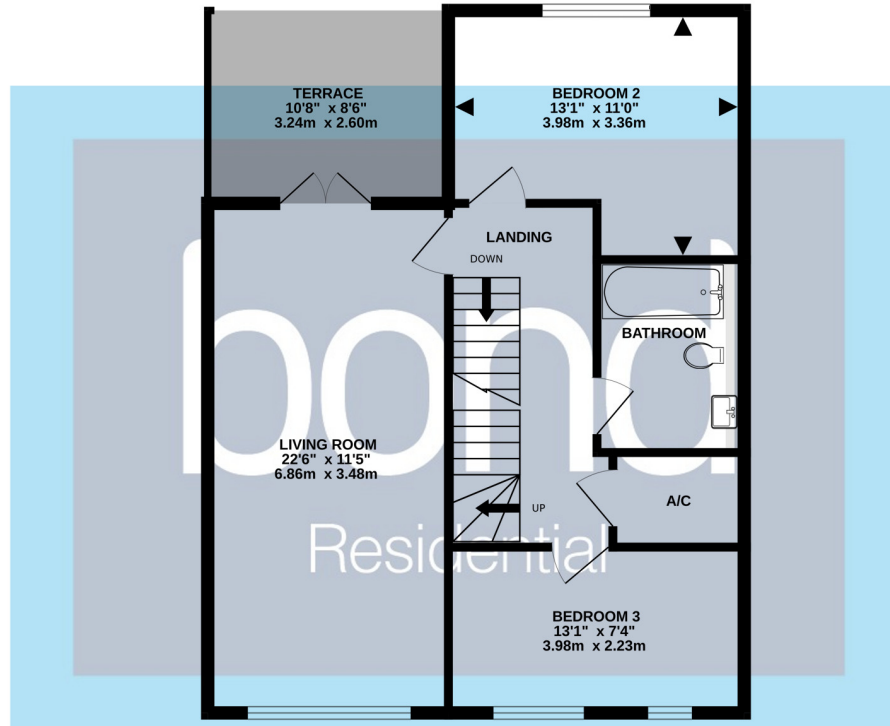




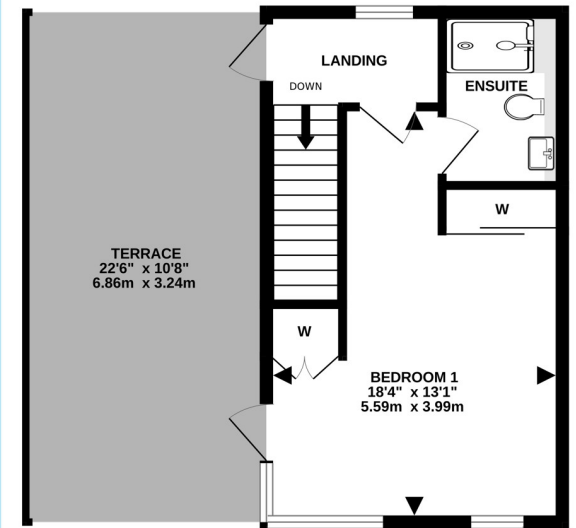
GROUND FLOOR
736 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



2ND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 1675 sq.ft. (155.6 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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