



Nabbott Road, Chelmsford, Essex, CM1 2SW

Council Tax Band D (Chelmsford City Council)



£450,000 Freehold

This well-proportioned three-bedroom home offers excellent living space arranged over two floors, complete with a conservatory and garage — ideal for modern family living.

The ground floor opens into a welcoming entrance hall with convenient cloakroom/WC. To the front, the impressive sitting/dining room measures over 21ft in length, providing a superb open-plan entertaining space with ample room for both lounge and formal dining areas with direct access through to the bright conservatory — a lovely additional reception space overlooking the garden and perfect for year-round enjoyment, whether as a family room, playroom or home office. To the rear, the fitted kitchen offers practical workspace and storage,

Upstairs, the first floor comprises three bedrooms and a family shower room and separate WC.

Externally, the property benefits from a garage and driveway parking, enhancing both practicality and storage options.

Offering balanced living space, functional layout and excellent potential for personalisation, this home presents a fantastic opportunity for families & first-time buyers.

Area Guide

Beechenlea is a popular residential area within Chelmsford, known for its family-friendly environment, nearby schooling and convenient access to both the city centre and open green spaces.

Residents benefit from a range of local amenities including nearby neighbourhood shops, supermarkets and everyday services. Chelmsford City Centre offers an extensive selection of retail outlets at Bond Street, high street brands, independent cafés, restaurants and leisure facilities including Riverside Leisure Centre and cinemas.

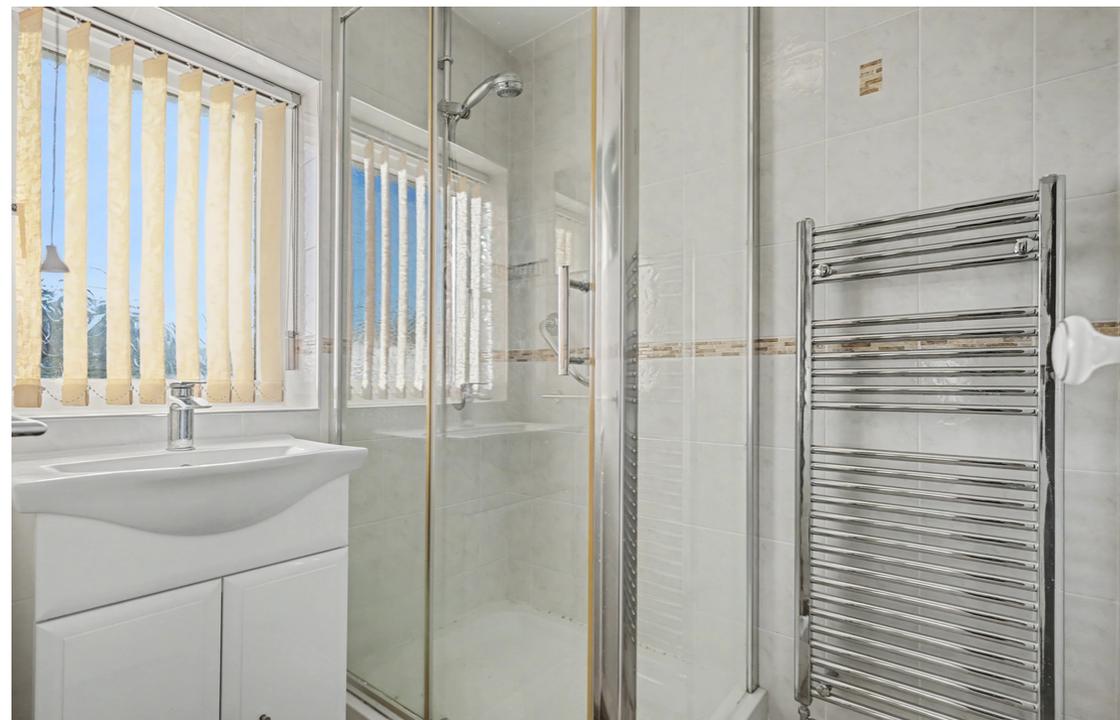
For green space, the area is well served by Admirals Park, Central Park and the River Chelmer walkways, providing attractive outdoor space for walking, cycling and recreation. Hylands Estate, with its historic house and expansive parkland, is also within easy reach.

Transport links are excellent. Chelmsford Railway Station provides direct services to London Liverpool Street in approximately 35 minutes, making the area ideal for commuters. The A12 and A130 are easily accessible, offering convenient road links to London, the M25 and surrounding towns.

- Semi Detached Family Home
- 21 ft sitting/dining room
- Ground floor cloakroom/WC
- Excellent commuter access (Chelmsford Station approx. 35 mins to London)
- No Onward Chain
- Conservatory providing additional reception space
- Garage & Driveway
- Established Rear Garden

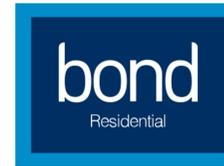
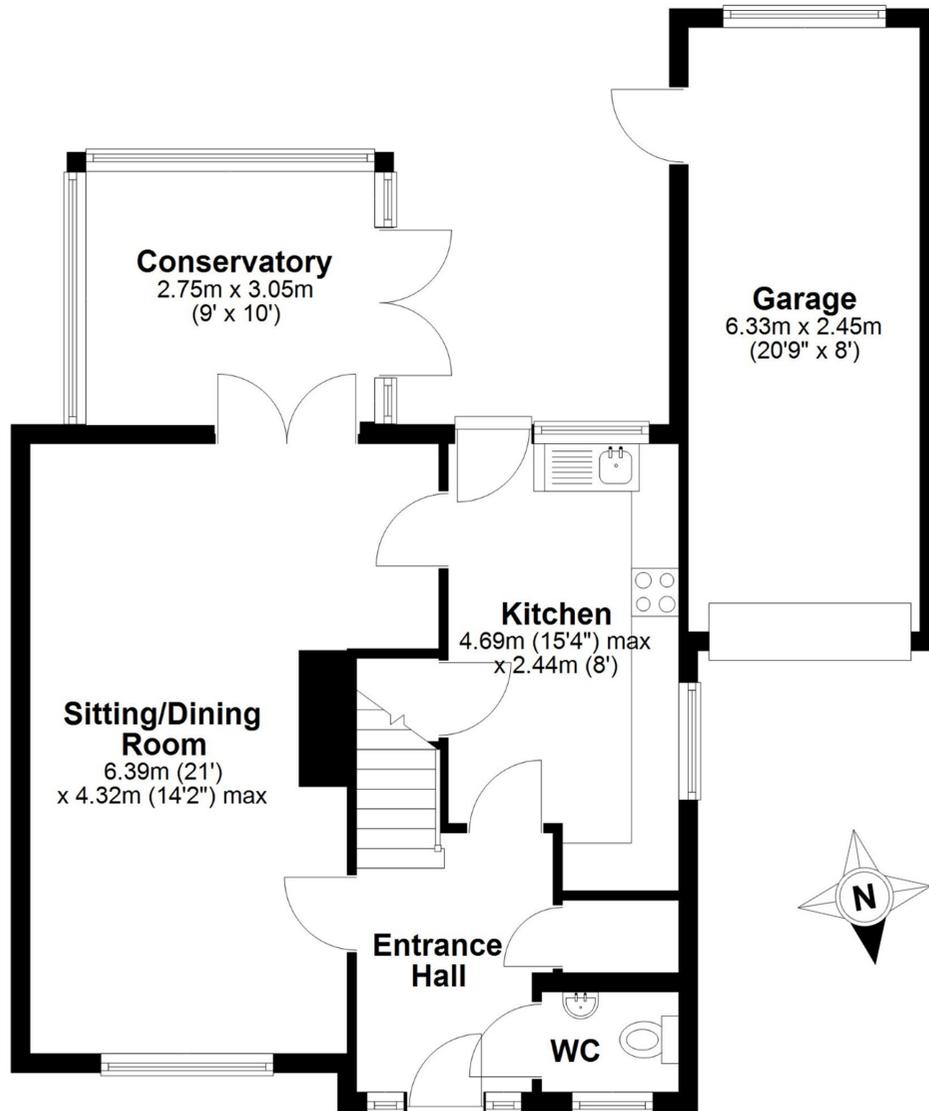






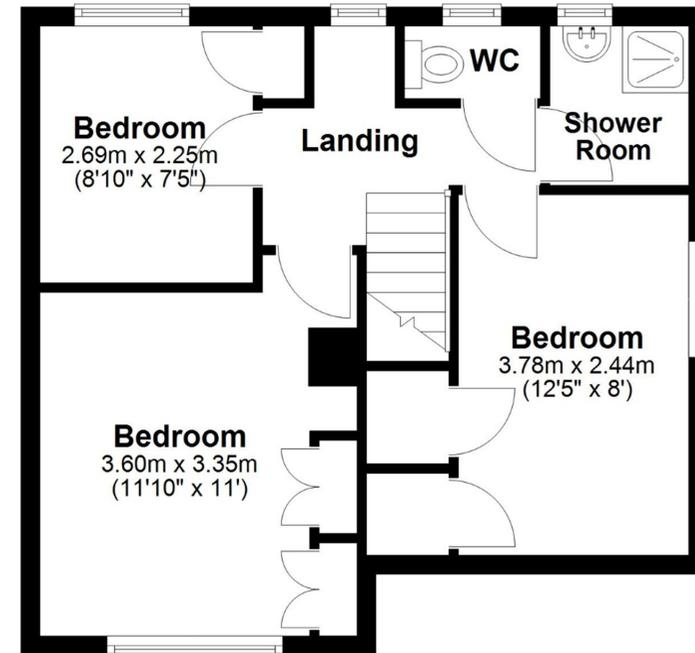


Ground Floor



APPROX INTERNAL FLOOR AREA
111 SQ M (1190 SQ FT) (Includes Garage)
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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First Floor



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