

Willoughby Drive, Chelmer Village, Chelmsford, CM2 6UT



Energy Efficiency Rating D



£475,000

# Willoughby Drive, Chelmer Village, Chelmsford, CM2 6UT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		82
(69 to 80)	C	68	
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Bond Residential are delighted to offer for sale this detached family residence situated in one of Chelmer Village's premier roads.

The property offers an entrance hall, ground floor cloakroom, lounge, dining room, conservatory with double glazed double doors over looking and leading to the rear garden and fitted kitchen with built in oven & hob. To the first floor there are three bedrooms, en-suite shower room to master bedroom plus a family bathroom with white suite. Outside the property is set at the end of a cul-de-sac and benefits from a driveway which provides off road parking, garage with up & over door and rear garden which is mainly laid to lawn

Chelmer Village is a popular housing, retail and industrial development located to the east of the City Centre. The development was started in 1978 and comprises a wide variety of modern homes, shopping facilities are catered for in Chelmer Village Square & Chelmer Retail Park and there are also some pubs and restaurants. Schooling is catered for with two highly regarded primary schools. The River Chelmer flows along the southern and eastern edges of the area and also forms part of the Chelmer and Blackwater Navigation and is a popular location for fishing, canoeing, dog walking and pleasure walks. Chelmsford city centre boasts a thriving shopping centre with comprehensive facilities on offer which include the highly acclaimed Bond Street shopping precinct as well as a wide array of independent and chain restaurants, many bars and leisure facilities including Riverside Ice Rink. It also boasts some of the most highly regarded schools in the UK and Chelmsford rail station provides regular services to London Liverpool Street with journey times of around 40 minutes.

- **Detached Family Residence**
- **Ground Floor WC**
- **Two Reception Rooms**
- **Conservatory**
- **Three Bedrooms**
- **En-Suite + Family Bathroom**
- **Cul-De-Sac Setting**
- **Gas Central Heating**
- **Double Glazed Windows**
- **Garage & Driveway**

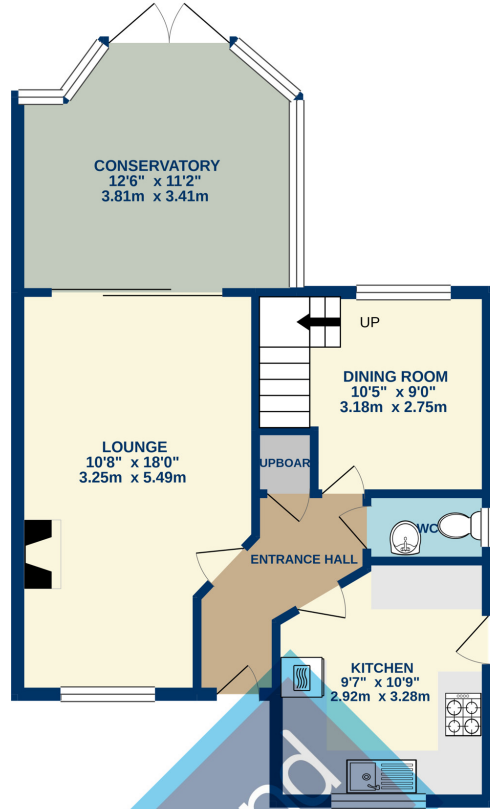


**01245 500599**

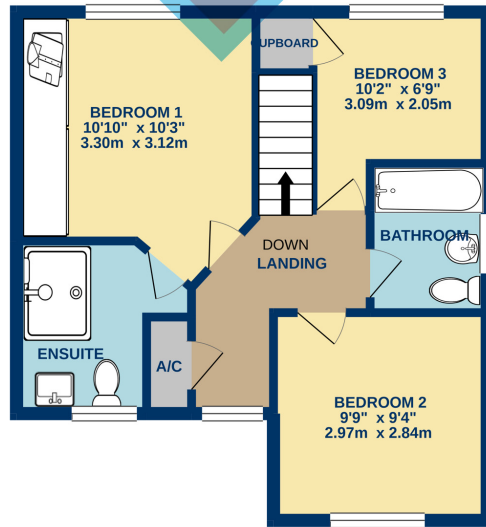
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GROUND FLOOR



1ST FLOOR



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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# FLOORPLAN



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