



Goat Hall Lane, Chelmsford, Essex, CM2 8PG

Council Tax Band G (Chelmsford City Council)

3 4 2

£1,500,000 Freehold

This extended detached family residence is nestled in one of Chelmsford's most prestigious roads, offering the perfect blend of countryside tranquillity and convenient access to local amenities. Meticulously maintained and extended by the current owners over the past two decades, this property is a true gem.

Upon entering, you are greeted by an inviting entrance hall leading to a ground floor WC, a dual aspect living room featuring a charming fireplace and an abundance of natural light, a formal dining room which could be utilised as an additional sitting room or playroom. The breakfast room is open plan to the well-appointed fitted kitchen with double glazed double doors that open up to the rear garden. The utility room adds practicality to the ground floor layout.

The first floor boasts four generous double bedrooms, with the main bedroom benefiting from an en-suite shower room, while a family bathroom with modern four piece white suite serves the remaining bedrooms. The property's exceptional setting offers breathtaking countryside views from the front aspect, creating a serene atmosphere.

Approaching the property, you are welcomed by a picturesque weeping willow tree, a spacious front garden laid to lawn, and a sweeping driveway providing ample parking and access to the garage. The established rear garden is a haven for gardening enthusiasts, featuring an extensive lawn, mature trees, shrubs, and hedging along the borders. The overall plot is approaching two thirds of an acre.

Don't miss the opportunity to make this beautiful home yours and enjoy the peaceful yet convenient lifestyle it offers.

LOCATION

Goat Hall Lane is one of Chelmsford's most prestigious roads, situated on the south of Chelmsford close to Galleywood Common Local Nature Reserve, which is a lovely open space dominated by low growing shrubs, heathers and grasses and is popular with dog walkers, nature enthusiasts and local residents.

Goat Hall Lane is situated off of Galleywood Road, which provides access into Chelmsford city centre or out towards Galleywood and the A12, there is a regular bus service which runs along Galleywood Road which will take you into the city centre and to the mainline station, making it the perfect location for commuters that want to be surrounded by countryside but have the convenience of accessing a mainline station.

Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of 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 at the local Chelmer Park, a selection gyms including Riverside Ice & Leisure, there are a selection of golf clubs including the nearby Chelmsford golf course, highly regarded as one of the best courses in the county.

Chelmsford is renowned for its educational excellence and alongside the local schools situated within easy access, there are a selection of highly sought after private schools located within a short drive from the property. Chelmsford offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, the property is also conveniently located within easy access of the A12 and A414 which provide access to the M25 and M11.

AGENTS NOTE

The owners inform us that in approx 2012 there was an insurance claim for localised underpinning of the garage return frontage to make good a non progressive fracture.





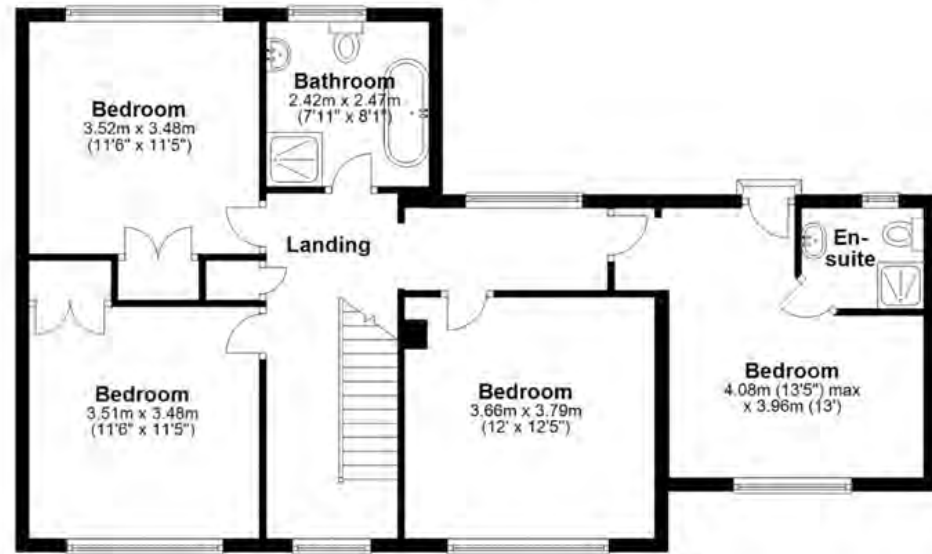








First Floor



Ground Floor



APPROX INTERNAL FLOOR AREA
209 SQ M (2250 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.
Copyright Bond Residential 2024

78, New London Road,
Chelmsford, Essex, CM2 0PD
Telephone: 01245 500599
Website: www.bondresidential.co.uk

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008. Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.

