



Chelmerton Avenue, Chelmsford, Essex, CM2 9RF

Council Tax Band F (Chelmsford City Council)

 3  5  2

£725,000 Freehold

Bond Residential are delighted to offer for sale this extended detached family residence with accommodation over three floors being sold with no onward chain.

The property offers an entrance hall, ground floor WC, living room with feature fireplace, dining room, sitting room with views over the garden and fitted kitchen/breakfast room. To the first floor there are four bedrooms and a family bathroom. The main bedroom with dressing area and en-suite shower can be found on the second floor to complete the internal accommodation. Outside the property benefits from a driveway which provides ample off road parking and a garage. The established rear garden is a real feature of this lovely property with extensive lawn, mature shrubs, hedging and trees to borders.

LOCATION

Situated in the sought after Great Baddow area of Chelmsford, the property is conveniently located with easy access of local schools and amenities. There are a selection of small parades and local shops in nearby roads such as Beehive Lane and Dorset Avenue as well as a larger selection of local shops in Gloucester Avenue and The Vineyards.

There is a regular bus service on the neighbouring Baddow Road which provides access in to the city centre, which is within 1.2 miles. 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 of gyms including the recently refurbished Riverside Ice & Leisure, there are a selection of golf clubs within the area and the nearby Hylands Park estate and Galleywood Common provide pleasant walks and open spaces.

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 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 approximately 2 miles off the A12 and A414 which provide access to the M25 and M11.

- Extended Detached Family Residence
- Kitchen/Breakfast Room
- Gas Central Heating
- Two Bathroom/Shower Rooms
- Garage
- Three Reception Rooms
- Ground Floor WC
- Five Bedrooms
- Driveway Providing Ample Off Road Parking
- Established Rear Garden



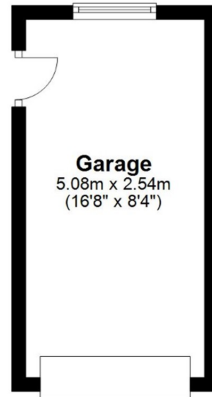








Outbuilding



Garage
5.08m x 2.54m
(16'8" x 8'4")

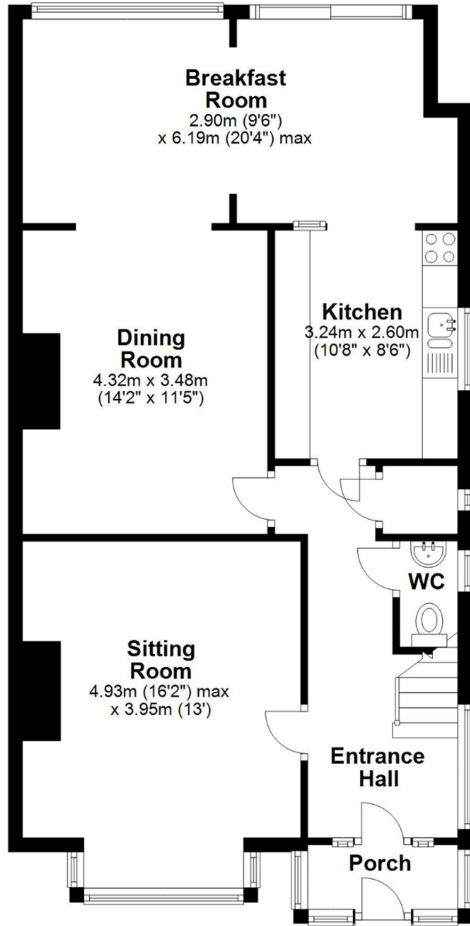
APPROX INTERNAL FLOOR AREA 183 SQ M (1970 SQ FT)

OUTBUILDING 13 SQ M (140 SQ FT)

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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Ground Floor



Breakfast Room
2.90m (9'6")
x 6.19m (20'4") max

Dining Room
4.32m x 3.48m
(14'2" x 11'5")

Kitchen
3.24m x 2.60m
(10'8" x 8'6")

Sitting Room
4.93m (16'2") max
x 3.95m (13')

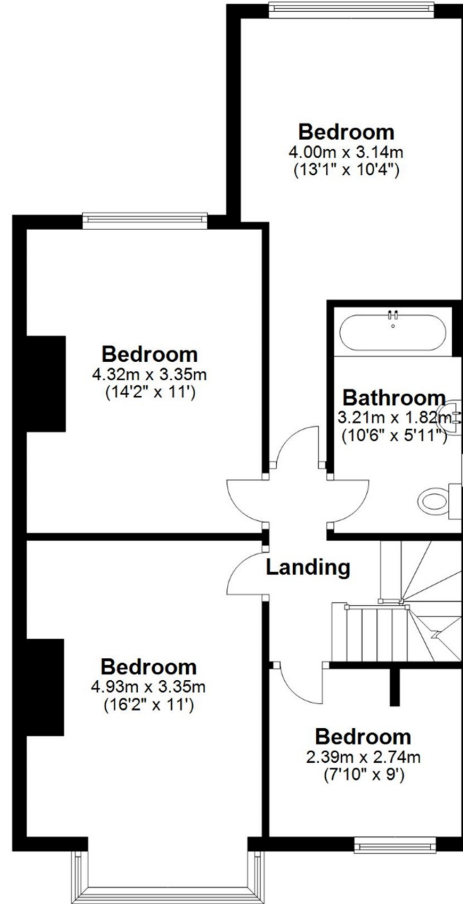
WC

Entrance Hall

Porch



First Floor



Bedroom
4.00m x 3.14m
(13'1" x 10'4")

Bedroom
4.32m x 3.35m
(14'2" x 11')

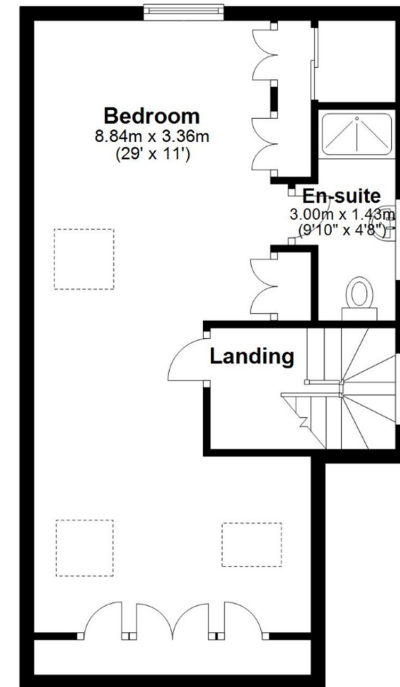
Bathroom
3.21m x 1.82m
(10'6" x 5'11")

Landing

Bedroom
4.93m x 3.35m
(16'2" x 11')

Bedroom
2.39m x 2.74m
(7'10" x 9')

Second Floor



Bedroom
8.84m x 3.36m
(29' x 11')

En-suite
3.00m x 1.43m
(9'10" x 4'8")

Landing

78, New London Road,
Chelmsford, Essex, CM2 0PD

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