



South Primrose Hill, Chelmsford, Essex, CM1 2RF

Council Tax Band C (Chelmsford City Council)

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£450,000 Freehold

Bond Residential is thrilled to present this exquisite three-storey character home, perfectly positioned within a short stroll of the bustling City centre and the convenience of the mainline railway station. This delightful property seamlessly blends traditional charm with modern comforts, making it an ideal choice for discerning buyers.

Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining. The lower level boasts a well-appointed fitted kitchen, complete with integrated appliances, and a spacious dining area. Double doors open out to reveal a beautifully established rear garden, offering a serene escape with its paved patio areas, mature shrubs, and hedging that frame the borders. A timber-built storage shed provides additional practicality. The upper floor is home to two generously sized bedrooms. The main bedroom features a convenient shower cubicle, adding a touch of luxury to your daily routine. The family bathroom is a true highlight, boasting a modern white suite with a luxurious four-piece design, offering a tranquil space to unwind. Parking is made easy with on-road permit parking available, which can be purchased from Chelmsford City Council. A standout feature of this property is the garage located at the far end of the garden. This provides not only secure parking but also valuable storage space, a rare find in such a central location. This charming home is a perfect blend of character and convenience, offering a unique opportunity to enjoy city living with all the comforts of a well-appointed residence.

LOCATION

South Primrose Hill is situated within walking distance of Chelmsford city centre which 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 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 35 minutes.

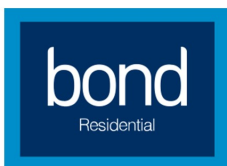
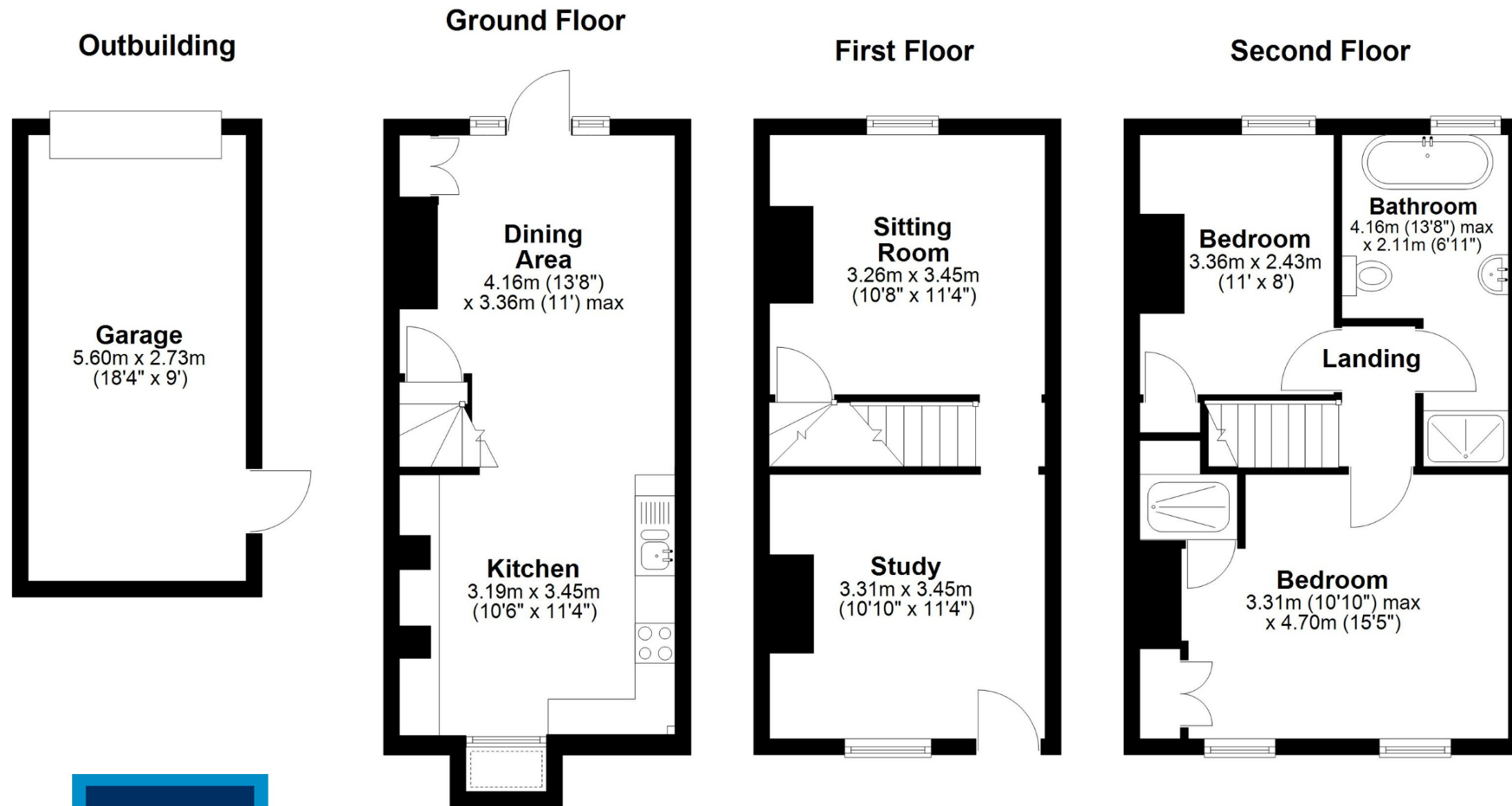
- **Prime Location:** Situated within walking distance of the City centre and mainline railway station
- Two inviting reception rooms provide ample space for relaxation and entertaining
- Double doors from the dining area lead to an established rear garden, complete with paved patio areas and mature landscaping
- A modern four-piece family bathroom with a contemporary white suite offers a luxurious retreat
- A charming three-storey property that beautifully blends traditional features with modern amenities.
- The lower level features a fitted kitchen with integrated appliances and a dining area, perfect for family meals
- Two generously sized bedrooms, with the main bedroom featuring a useful shower cubicle
- A garage at the garden's end provides secure parking and additional storage, a rare and valuable feature in this central location











APPROX INTERNAL FLOOR AREA 87 SQ M (940 SQ FT) **OUTBUILDING** 15 SQ M (160 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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