



Rectory Close, Little Waltham, Chelmsford, Essex, CM3 3LT

Council Tax Band B (Chelmsford City Council)

 2  4  2

Offers In Excess of £525,000 Freehold

Bond Residential are delighted to offer for sale this extended and much improved family home situated in the popular village of Little Waltham.

The property offers an entrance hall, living room with feature fireplace, fitted kitchen, utility/WC and separate dining room with bi-folding doors which overlook and lead onto the rear garden. To the first floor there are three bedrooms and a family bathroom with modern white suite. The main bedroom with fitted wardrobe & en-suite shower room can be found on the second floor to complete the internal accommodation. Outside the property benefits from a landscaped rear garden with paved patio area, lawn & raised flower & shrub borders. The Home Office is a real feature of this home with the current owners using this space as a gym, but it could be used for a work from home base.

LOCATION

The property is set in the sought after village of Little Waltham, which is located to the north of Chelmsford. Little Waltham offers a selection of local amenities with its own pre-school, primary school, doctors surgery with pharmacy, local pub/restaurant, village green with cricket ground, village hall and nearby golf course. Chelmer Valley High School is located in the nearby parish of Broomfield Little Waltham is conveniently located within access to the A130 and A120 which in turn provides access to the M11. There is a bus service which runs through the village via Brook Hill and provides access to Chelmsford city centre.

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 and gyms including the recently refurbished Riverside Ice & Leisure. 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 a selection of private schools.

- Extended & Deceptively Spacious Family Home
- Two Reception Rooms
- Two Bathroom/Shower Rooms
- Home Office/Gym/Games Room
- Oil Central Heating
- Utility/WC
- Four Bedrooms
- Landscaped Rear Garden

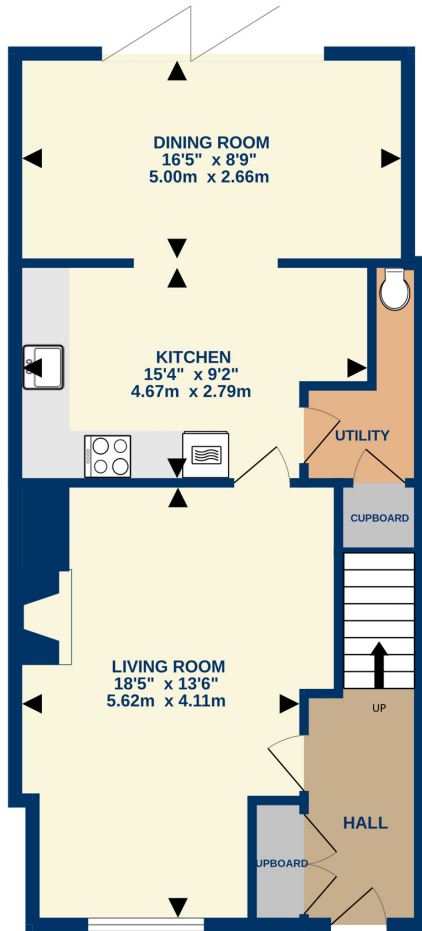




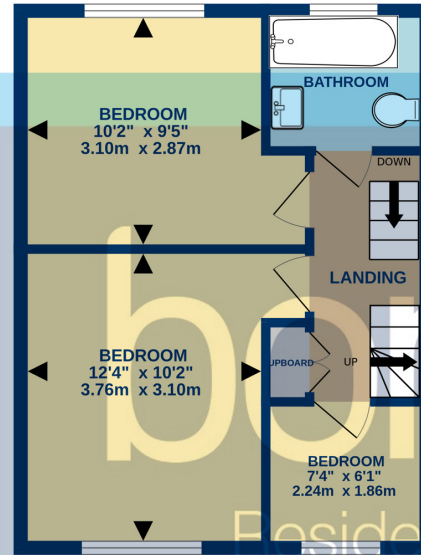




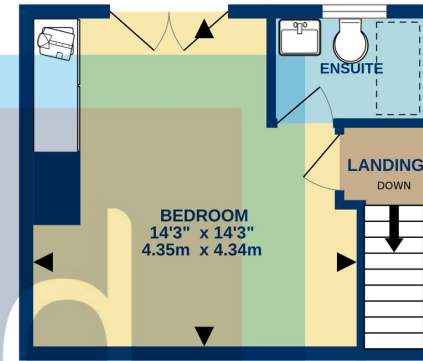
GROUND FLOOR



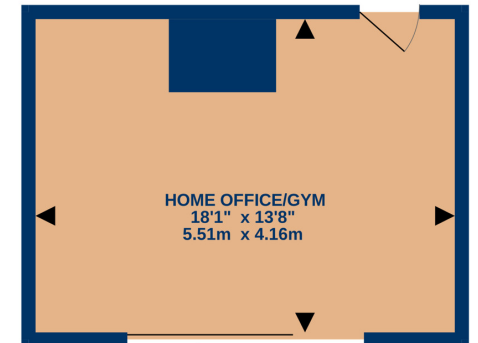
1ST FLOOR



2ND FLOOR



OUTBUILDING



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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