



15 Roxwell Avenue, Chelmsford, Essex, CM1 2NR

Council Tax Band E (Chelmsford City Council)



Guide Price £650,000 Freehold

## Accommodation

Bond Residential are delighted to offer for sale this extended semi detached family home situated within 1.25 miles of the mainline railway station and Grammar Schools.

The property offers an entrance hall, ground floor WC, lounge with bay window and feature fireplace, sitting room with wood burner and open plan kitchen/diner with sliding patio door which overlooks and leads to the rear garden. To the first floor there are two double bedrooms, study deck and family bathroom with modern white suite. The main bedroom is very spacious with double doors to the rear overlooking the rear garden, and a large four piece en-suite bathroom. Another spacious double bedroom can be found on the second floor again with an en-suite shower room. Outside the property benefits from a driveway which provides ample parking and a garage which the current owners have fitted a utility area to the far end to provide space for a washing machine & tumble dryer. The classic English country garden is the immediate feeling you get when you walk into the garden. The garden has been well maintained over the years by the current owners with mature tree's and shrubs to display borders. They have also added the very impressive summer house to the far end of the garden, this can be used to work from home or a wonderful place to paint or enjoy hobbies in peace!

## LOCATION:

Roxwell Avenue is conveniently situated within 1.25 miles of Chelmsford city centre and mainline station. The property is also within walking distance of both of Chelmsford's highly sought after grammar schools, King Edward VI (KEGS) and The County High School for girls. There are a selection of local primary schools and nursery's within close proximity of the property, Chelmsford also offers a selection of private schools which are in high demand.

Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent to larger well know chains serving cuisines from around the world, along with a thriving nightlife with a selection of bars, the Civic Theatre and two multi screen cinemas. The pedestrianised High Street, two shopping precincts as well as a number of 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 newly refurbished Riverside Ice & Leisure centre, a selection of golf courses and sports clubs. There are a selection of open spaces with Admirals Park being within close proximity and offers pleasant riverside walks through to Central Park and in turn the city centre or through to the village of Writtle.

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 38 minutes, Roxwell Road is conveniently positioned within easy access of the A1060 and A414 which provide access to the M11.

- Extended Semi Detached Family Home
- Two Reception Rooms

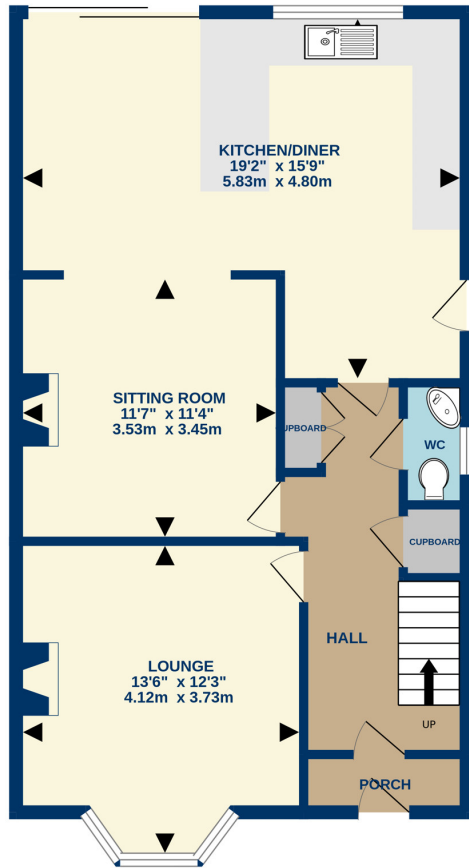
- Ground Floor WC
- Kitchen/Diner



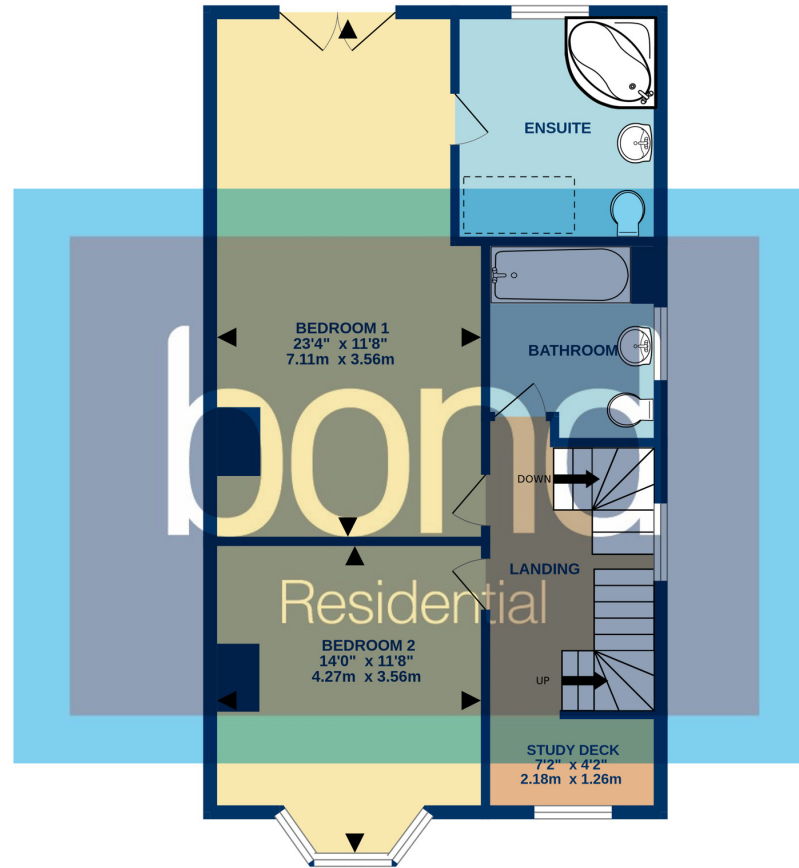




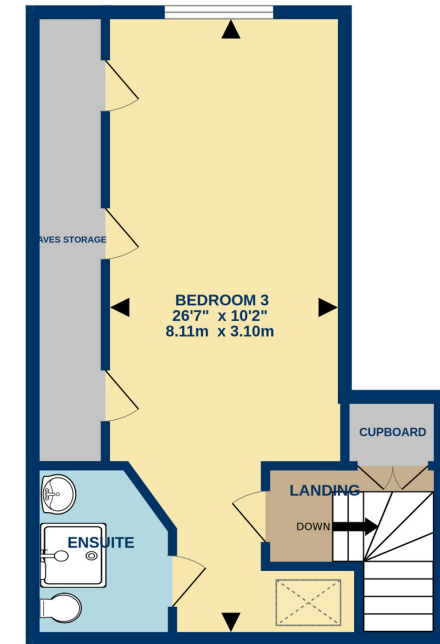
GROUND FLOOR



1ST FLOOR



2ND 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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