



Sixth Avenue, Chelmsford, Essex, CM1 4ED

Council Tax Band D (Chelmsford City Council)

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Offers in Excess of £600,000 Freehold

Bond Residential are delighted to offer for sale this extended semi detached family home situated in the popular 'Avenue's' turning just off of Broomfield Road.

The property offers an entrance hall, sitting with feature bay window, lounge with feature fireplace which then opens up through to the fitted kitchen/diner. The large ground floor bathroom and utility room can be accessed from the hallway. To the the first floor there are two double bedrooms and a shower room with white suite, there is also a study area facing to the front of the property. The main double bedroom can be found on the second floor which then completes the internal accommodation. Outside the property benefits from a driveway which provides off road parking and in turn leads to the garage with up & over door. The rear garden is a real feature of this lovely home being South facing it is a wonderful setting to enjoy those long hot summer days.

## LOCATION

Situated in Sixth Avenue, forming part of the sought after "Avenues" this extended semi detached home is ideally situated for modern family living with the property being located within 1.5 miles of Chelmsford city centre and mainline station.

The property is conveniently located within a mile of a selection of local schools including Chelmsford's two grammar schools, which are regularly in the top ten performing schools in the UK. There is a selection of day to day amenities situated at the nearby Broomfield parade. Chelmsford city centre 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 newly 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 and two grammar schools there is; Writtle Agricultural College, Anglian Ruskin University, and several private schools.

There is a selection of parks and open spaces within close proximity. 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 40 minutes.

TENURE - Freehold

COUNCIL TAX BAND - D

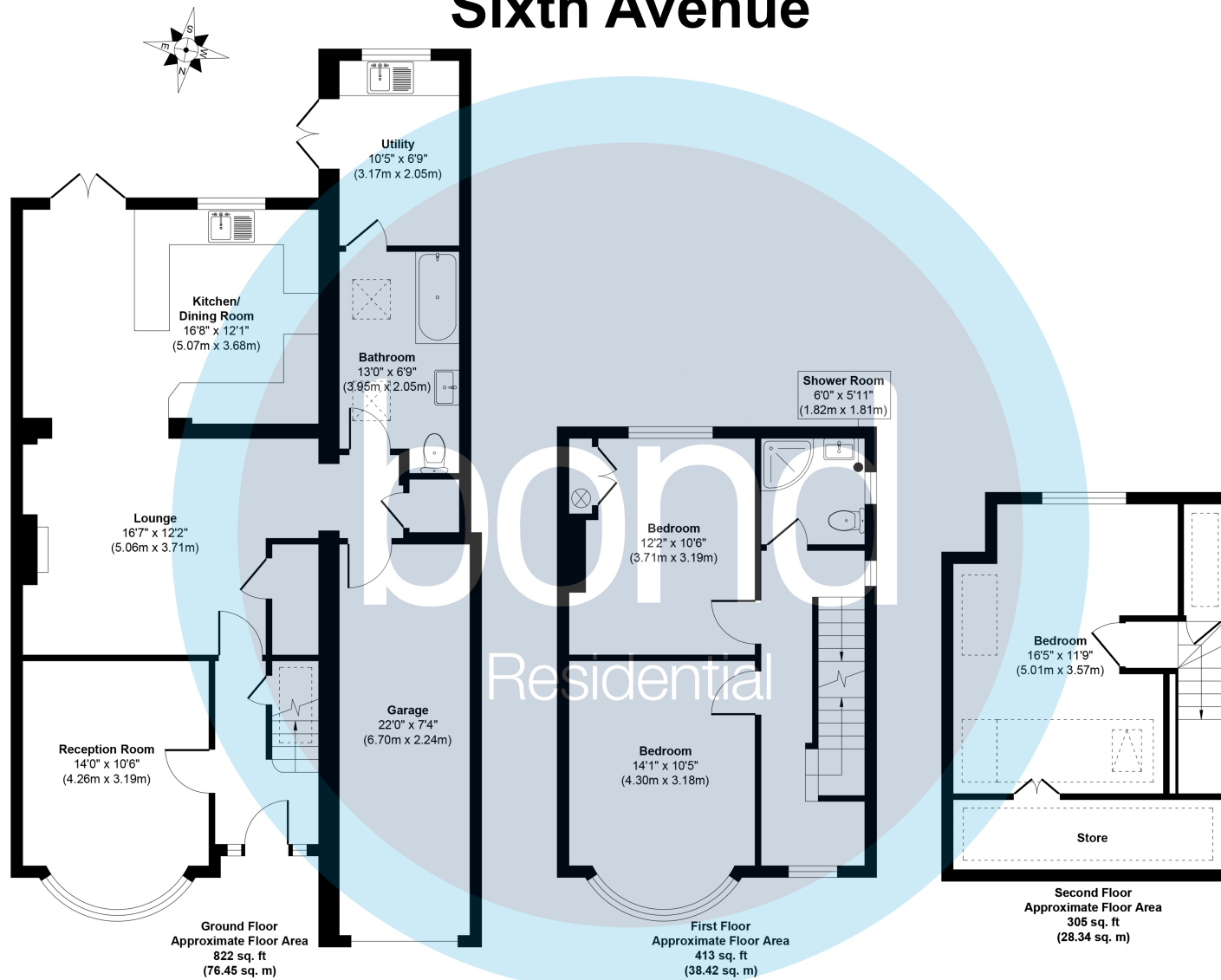
- Extended Semi Detached Family Home
- Kitchen/Diner
- First Floor Study Area
- Two Bathroom/Shower Rooms
- Garage & Driveway
- Two Reception Rooms
- Three Bedrooms
- Utility Room
- Gas Central Heating
- Large South Facing Rear Garden







# Sixth Avenue



**Approx. Gross Internal Floor Area 1541 sq. ft / 143.21 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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