

Byron Road, Chelmsford, Essex, CM2 6EP



Energy Efficiency Rating



£385,000



# Byron Road, Chelmsford, Essex, CM2 6EP



## ACCOMMODATION

Bond Residential are pleased to offer for sale this semi detached home situated within walking distance of Chelmsford city centre and mainline station. The accommodation comprises of an entrance hall, living/dining room, conservatory, fitted kitchen, cloakroom, three double bedrooms and a family bathroom.

Externally the property features a driveway to the front providing off road parking for two vehicles and a rear garden with brick built storage shed.

## LOCATION

Byron Road is conveniently located within walking distance of Chelmsford city centre which 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 newly refurbished Riverside Ice & Leisure, there are a selection of small parks and open areas with close proximity of the property.

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, as well as New Hall private school which is situated in the nearby area of Springfield.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 28 minutes, Byron Road is also conveniently located within easy access of the A12 which provide access to the M25 and M11.

- **Semi Detached Family Home**
- **Three Bedrooms**
- **Living/Dining Room**
- **Conservatory**
- **Cloakroom**
- **Family Bathroom**
- **Driveway To Front**
- **Rear Garden With Brick Built Shed**
- **Walking Distance Of Chelmsford Mainline Station & City Centre**
- **Viewing Highly Recommended**



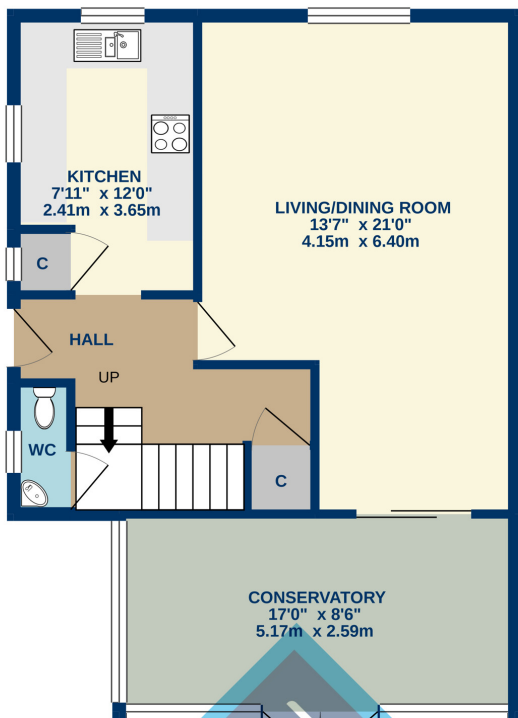
**01245 500599**

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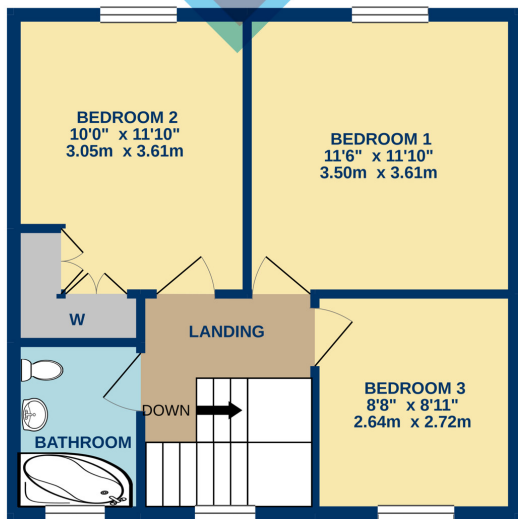
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GROUND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1064 sq.ft. (98.9 sq.m.) approx.

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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# FLOORPLAN



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[www.bondresidential.co.uk](http://www.bondresidential.co.uk)  
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