



# Silvester Way, Chancellor Park, Chelmsford, Essex, CM2 6YZ

Council Tax Band C (Chelmsford City Council)

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Guide Price £350,000 - £375,000 Freehold

## GUIDE PRICE £350,000 - £375,000

Situated in the highly sought-after Chancellor Park development, this modern and well-presented two bedroom end terrace home offers stylish interior, practical living space and a generous rear garden, making it an ideal purchase for first-time buyers or young families.

The ground floor features a welcoming entrance porch leading to a convenient cloakroom, before opening into a bright and spacious living room with double glazed double doors which overlook and lead to the rear garden.. The kitchen/dining room provides an space with ample worktop and storage space, along with room for a family dining table. The layout is thoughtfully arranged for modern day living, offering both comfort and functionality.

Upstairs, the property comprises two well-proportioned bedrooms and a family bathroom accessed from the central landing. Both bedrooms offer good natural light and practical space for storage.

Externally, the home benefits from a good size rear garden, ideal for outdoor dining, relaxing or family enjoyment. To the rear of the garden is a garage, providing secure parking or valuable additional storage space. This attractive home combines convenience, outdoor space and a desirable residential setting.

### LOCATION

The Chancellor Park development benefits from an abundance of open green spaces, with a park area to the front of the development, children's play area off of Cornelius Vale and sports park which includes football pitches, sports pavilion, astro tennis courts, floodlit multi-use hard surface area (Tennis, Netball, Football) and Bowling green.

Chancellor Park forms part of Chelmer Village which offers its own village square with a range of day to day amenities and superstore, two popular primary schools, a pre-school, retail park with a range of high street brands, there are a selection of restaurants around Chelmer Village as well as open park space. For the commuters there is a regular bus service to Chelmsford city centre and mainline station which offers a direct service to London Liverpool St in as fast as 40 minutes. For those requiring road access Chancellor Park is conveniently located within easy access of the A12 and A130.

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.

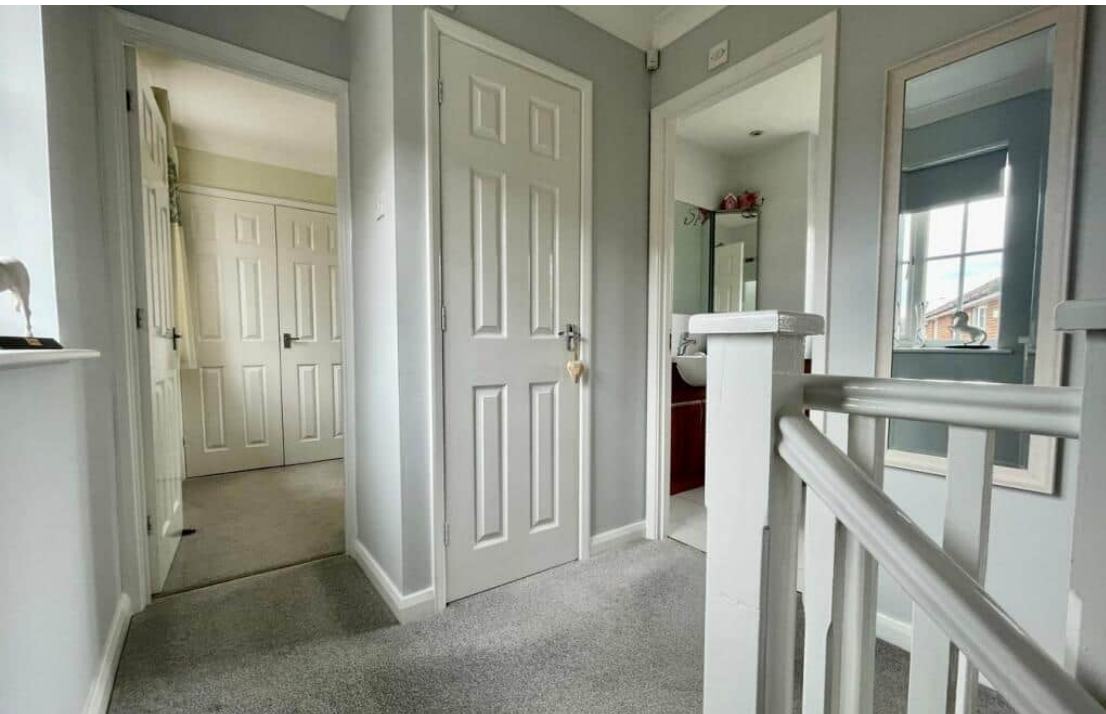
Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs and gyms including the recently refurbished Riverside Ice & Leisure.

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.

- Modern and well presented two bedroom home
- Living Room
- Modern Bathroom Suite
- Gas Central Heating
- Good size rear garden
- Ground floor cloakroom
- Fitted Kitchen/Diner
- Two well proportioned bedrooms
- Garage located to the rear of the property
- Excellent access to local schools, amenities and transport links









GROUND FLOOR

1ST 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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