



Linnet Drive, Tile Kiln, Chelmsford, Essex, CM2 8AJ

Council Tax Band C (Chelmsford City Council)



£365,000 Freehold



Situated on a walkway position in the popular Tile Kiln area of Chelmsford, this well-presented three-bedroom end terraced home offers an excellent opportunity for families, first-time buyers, or investors.

The property boasts generous accommodation across two floors, with a well-balanced layout that includes a spacious sitting room, modern kitchen/diner, and a bright conservatory overlooking the rear garden. Upstairs, there are three well-proportioned bedrooms and a family bathroom. The home benefits from both front and rear gardens, providing private outdoor space for relaxation and entertaining. A useful garage in the rear garden offers additional storage. This property blends comfort, functionality, and location—making it a smart choice for those seeking a home in a well-established community.

## Location

Tile Kiln is a popular residential area located to the south of Chelmsford city centre. Known for its family-friendly environment, Tile Kiln offers a wealth of local amenities including a convenience store, post office, community centre, and regular bus services. The area is also home to local pubs and takeaways, contributing to a vibrant yet peaceful neighbourhood atmosphere.

Green spaces are plentiful in the area, with the nearby Galleywood Common and Hylands Park providing excellent opportunities for walking, cycling, and outdoor recreation. Chelmer Park situated a short walk from the property offers play parks and sports pitches, ideal for families with children.

Transport links are strong, with regular bus routes into Chelmsford city centre, where you'll find the mainline railway station offering fast services to London Liverpool Street (approximately 35 minutes). The A12 and A414 are also easily accessible by car, providing routes to surrounding towns and into London.

Tile Kiln is served by several well-regarded primary and secondary schools, making it particularly attractive to families. Options include Mildmay Primary School, Baddow High School, Moulsham Infant, Juniors and High School, all within easy reach.

- Three bedroom end terrace home on a walkway position
- Fitted Kitchen/Diner with ample storage & work space
- Gas Central Heating
- Sought After South Chelmsford Area
- Garage to the rear for additional storage
- Spacious Living room
- Family bathroom with modern white suite
- Front & rear gardens ideal for entertaining or gardening
- Located in a popular family-friendly neighbourhood with strong local amenities











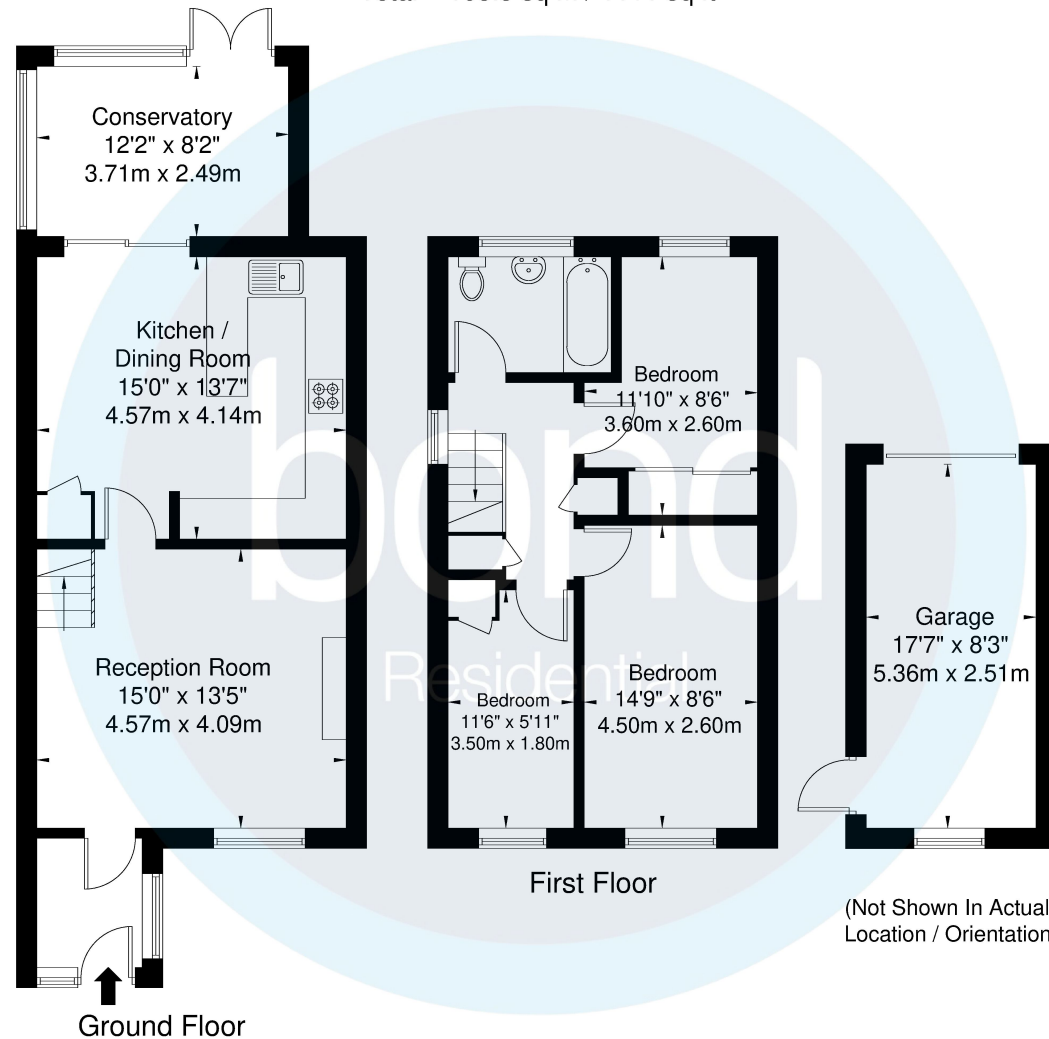




Approximate Gross Internal Area = 90 sq m / 968 sq ft

Garage = 13.3 sq m / 143 sq ft

Total = 103.3 sq m / 1111 sq ft



### For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

78, New London Road,  
Chelmsford, Essex, CM2 0PD  
Telephone: 01245 500599  
Website: [www.bondresidential.co.uk](http://www.bondresidential.co.uk)

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008. Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.

