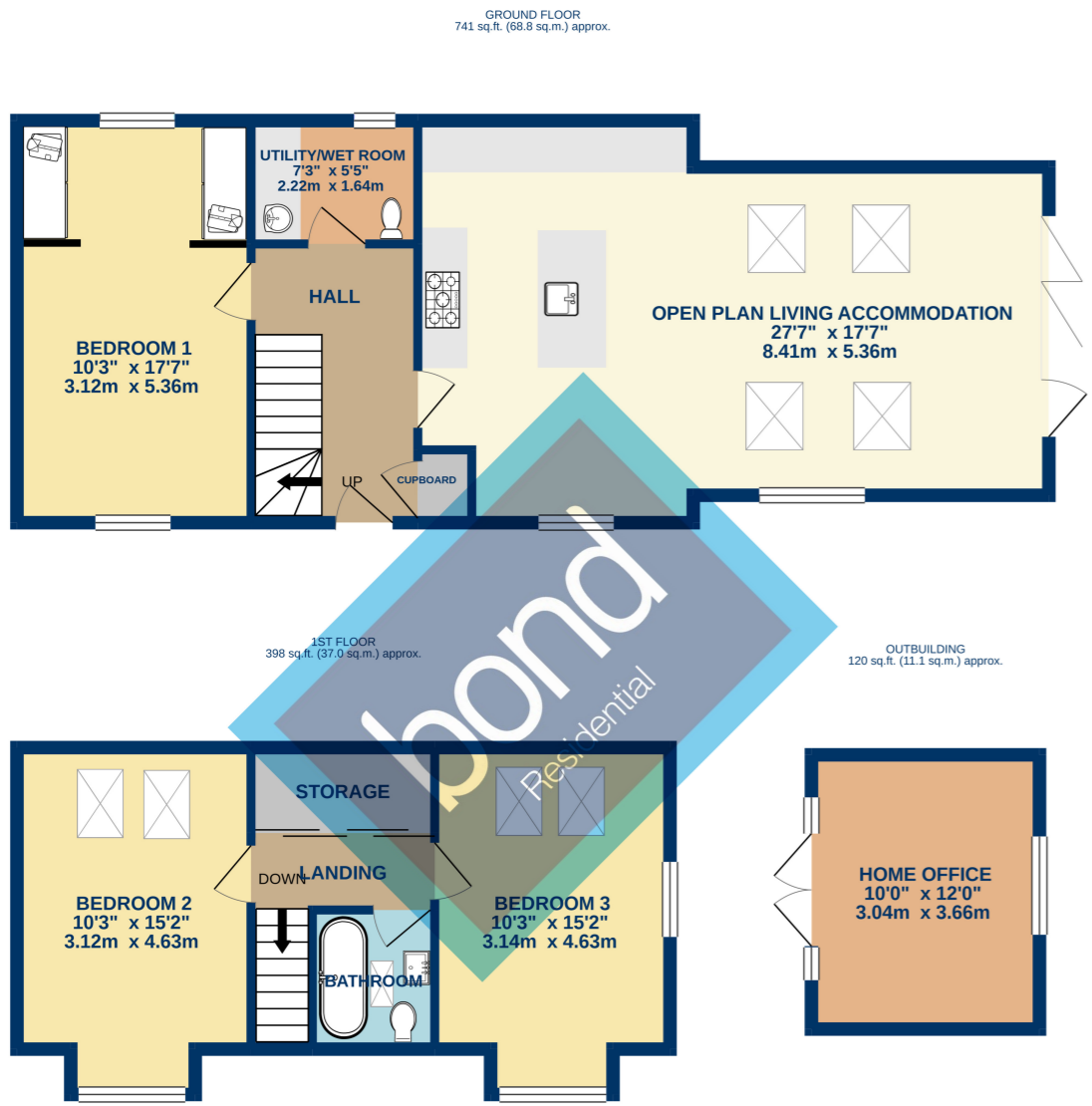


Grant Hill, Moulsham Thrift, Chelmsford, Essex, CM2 8BP



FLOORPLAN



TOTAL FLOOR AREA : 1259 sq.ft. (116.9 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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THE PROPERTY

Bond Residential are delighted to offer this unique detached chalet residence which was designed and built by the current owners in this private setting off of Moulsham Thrift.

The property comprises an entrance hall, open plan living accommodation with a fitted kitchen with built in appliances, vaulted ceiling with sky lights providing an abundance of natural light, master bedroom with dressing area and a utility/wet room complete the ground floor accommodation. To the first floor there are a further two double bedrooms and family bathroom.

Externally the property features an overall plot size of 165' x 25' with a gated driveway providing off road parking for several vehicles, a detached outbuilding suitable for a home office or gym, a landscaped west facing rear garden with two patio areas and lawn.

AREA GUIDE

The property is located in the highly desirable Moulsham Thrift which is located off Wood Street and is within easy access of the A12 and conveniently located within 1.3 miles of Chelmsford city centre. There are a selection of local amenities within walking distance of the property with a local parade of shops which includes a newsagents, chemist and doctors within a 100 yards of the property at the top of Wood Street and Tesco superstore at the other end.

The property is spoilt for local schooling with a selection of outstanding private schools, two hugely popular primary schools in Moulsham Infants & Juniors and Mildmay Primary school as well as Moulsham senior school all within a mile of the property. There is a regular bus service which runs along Galleywood Road and provides access to the City Centre.

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.

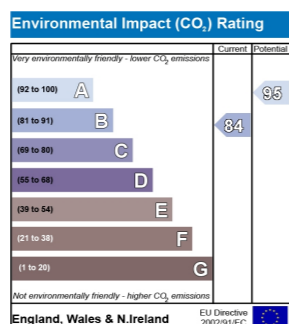
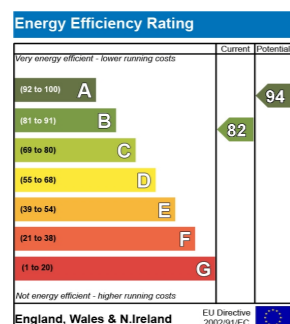
Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs at the local Chelmer Park, a selection gyms including the newly refurbished Riverside Ice & Leisure, there are a selection of golf clubs within the area including Chelmsford golf club which is within a mile of the property and the nearby Hylands Park estate and Chelmer Park and Galleywood common provide pleasant open spaces.

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.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 28 minutes, the property is also conveniently located within 2 miles of the A12 and A414 which provide access to the M25 and M11.

- Unique Detached Chalet Residence
- Designed & Built By The Current Owners
- High Specification Finish
- Three Double Bedrooms
- Open Plan Living Accommodation
- 165' x 25' Plot
- Outbuilding
- West Facing Landscaped Rear Garden
- Secluded Position Within Private Road
- Gated Driveway With Parking For Numerous Vehicles

£600,000



01245 500599

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