



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

Council Tax Band C (Chelmsford City Council)



£350,000 Freehold

Situated on a walkway position in the popular Tile Kiln area of Chelmsford, this well-presented three-bedroom 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, dining area, modern kitchen, 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 outbuilding/shed in the rear garden offers additional storage.

Although parking is not allocated, on-road parking is conveniently available to the rear of the property. 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.

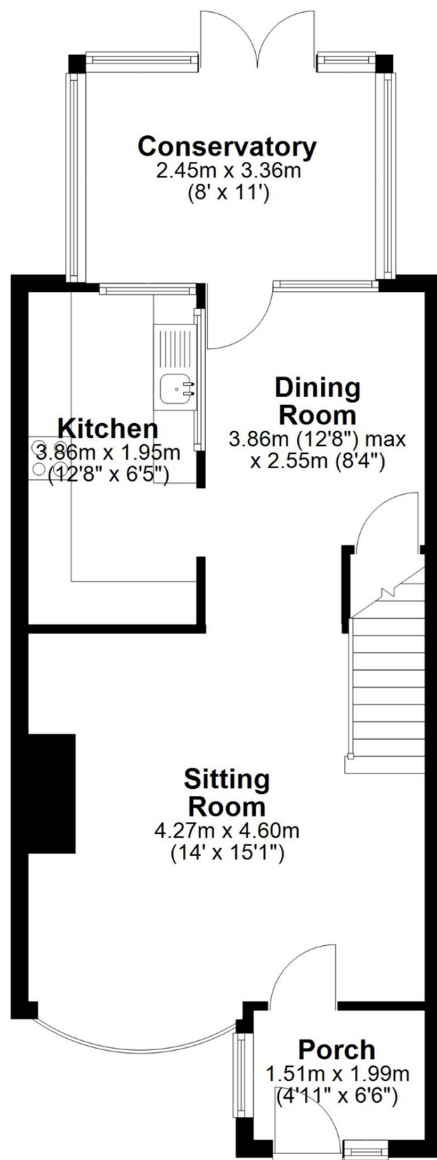
- Three-bedroom terraced home in a peaceful walkway position
- Open-plan dining area leading into a conservatory
- Three well-proportioned bedrooms on the first floor
- Front and rear gardens, ideal for entertaining or gardening
- Located in a popular family-friendly neighbourhood with strong local amenities
- Spacious sitting room with large window for natural light
- Modern fitted kitchen with ample storage and workspace
- Family bathroom with white suite
- Rear garden includes a detached outbuilding/shed
- Sought After South Chelmsford Area



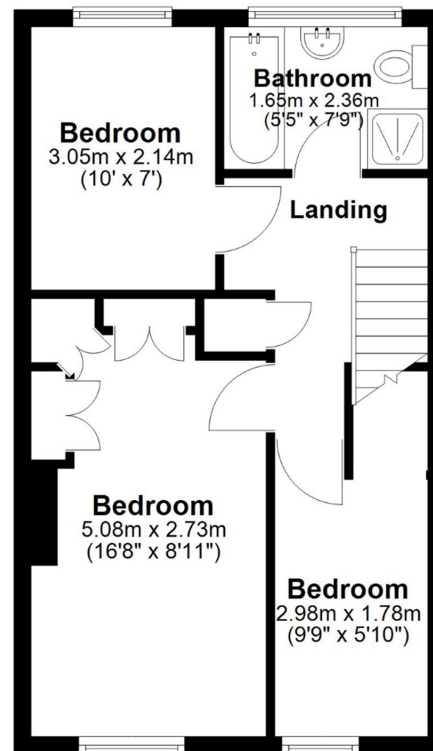




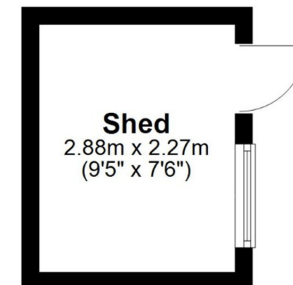
Ground Floor



First Floor



Outbuilding



APPROX INTERNAL FLOOR AREA 89 SQ M (960 SQ FT) OUTBUILDINGS 5 SQ M (55 SQ FT)

This floorplan is for illustrative purposes only and is **NOT TO SCALE**
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