



Eglinton Drive, Chancellor Park, Chelmsford, CM2 6WT

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Guide Price - £450,000 - £475,000 Freehold

ACCOMMODATION

This link detached family home is offered for sale with no onward chain and features accommodation comprising an entrance hall, cloakroom, dual aspect living room with archway to the dining area with patio doors overlooking and leading to the rear garden, fitted kitchen/breakfast room. To the first floor there is a master bedroom with fitted bedroom furniture and en suite shower room, two further bedrooms and a family bathroom.

Externally the property features a driveway providing off road parking and leading to the garage. The rear garden has been hard landscaped to minimise maintenance and features a uPVC double glazed garden room.

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 32 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 newly 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.

TENURE - Freehold

COUNCIL TAX BAND - E

EPC RATING - C

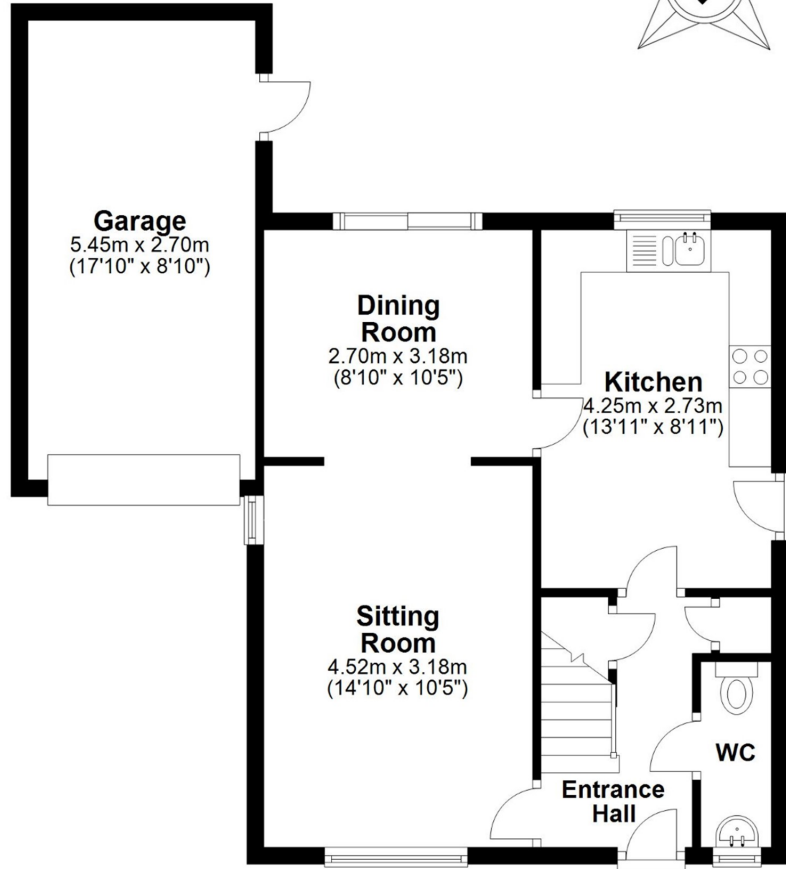
- Link Detached Family Home
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Garage & Driveway
- Living Room & Dining Area
- Cloakroom
- Master Bedroom With En Suite
- 50' Rear Garden With Garden Room
- No Onward Chain







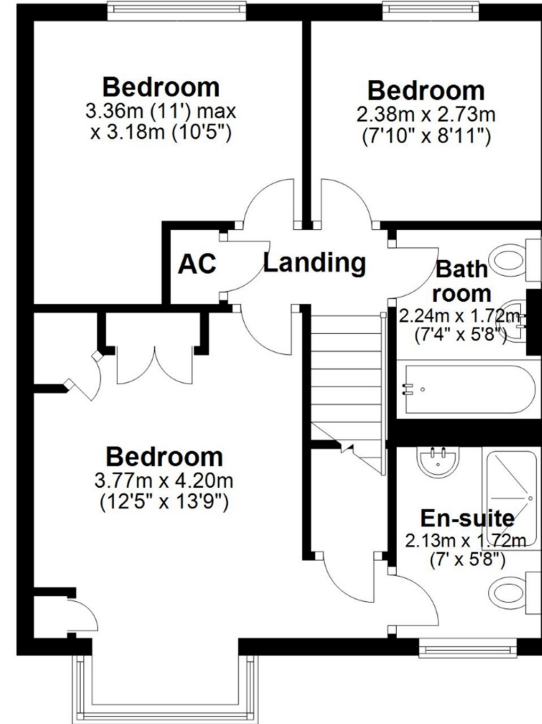
Ground Floor



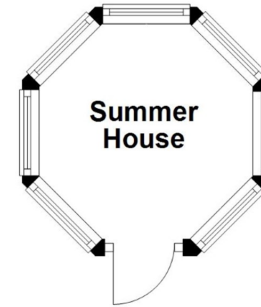
APPROX INTERNAL FLOOR AREA
MAIN HOUSE: 89 SQ M (950 SQ FT)
GARAGE/OUTBUILDING: 20 SQ M (220 SQ FT)
TOTAL: 109 SQ M (1170 SQ FT)

This floorplan is for illustrative purposes only and is **NOT TO SCALE**
 All measurements are approximate **NOT** to be used for valuation purposes
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First Floor



Outbuilding



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