



26 Braganza Way, Beaulieu Park, Chelmsford, Essex, CM1 6AP

Council Tax Band E (Chelmsford City Council)

 1  3  3

Offers in Excess of £475,000 Freehold

Bond Residential are delighted to offer for sale this three storey family home being sold with no onward chain situated on the popular Beaulieu Park development.

The property offers an entrance hall, ground floor WC, open plan living/dining room with two sets of double doors which overlook and lead to the rear garden. The kitchen has a range of eye & base level units with built in oven, hob & fridge/freezer. To the first floor there are two double bedrooms both of which have en-suites, with one bedroom having double fitted wardrobes. The main bedroom on the second floor has an en-suite shower room and a single fitted wardrobe. Outside the property benefits from a garage with up & over door and rear garden which has a paved patio area, lawn and timber built storage shed.

LOCATION

Beaulieu Park is a modern development built in the early 2000's and forms part of the ongoing larger Beaulieu development which is a vibrant new district for Chelmsford offering inspirational architecture and landscape. It has its own unique identity inspired by its rich heritage, offering premium housing and exemplary community facilities. Set around the majestic New Hall School, formerly King Henry VIII's Tudor palace, and its estate parkland, the development is conceived as a series of individually designed neighbourhoods that connect to the wider landscape and countryside. Beaulieu has been designed and driven by the needs and aspirations of the community.

Situated on the north-eastern edge of Chelmsford, Beaulieu provides a complete range of well-designed new homes from one bedroom apartments to five bedroom family houses. The residential areas are supported by a wide range of facilities including Essex's first 'All Through' Beaulieu school which opened in 2018 a collection of community, health, sport and retail amenities together with an extensive network of parkland and green open spaces. A network of cycleways run throughout Beaulieu and transport connections are to be further enhanced by the opening of the Beaulieu railway station in 2025 and new cycle and footpaths which will provide access to the station which will be conveniently located approximately 1 miles walk away from the property, a bus service provides a convenient connection to Chelmsford city centre and beyond.

Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent ones to larger well know chains serving cuisines from around the world. Along with a thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas. The pedestrianised High Street, two shopping precincts, retail parks as well as several designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities.

Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the refurbished Riverside Ice & Leisure Centre, a selection of golf courses and sports clubs. Chelmsford is the home to Essex County Cricket Club. The Cathedral is in the heart of the city.

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 several private schools. Chelmsford is a sought-after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 36 minutes.

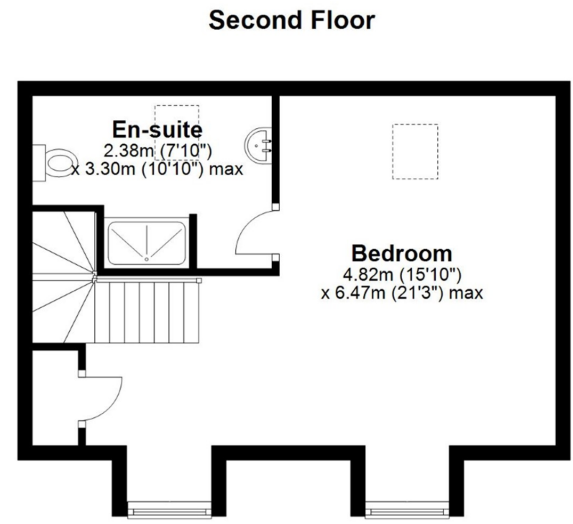
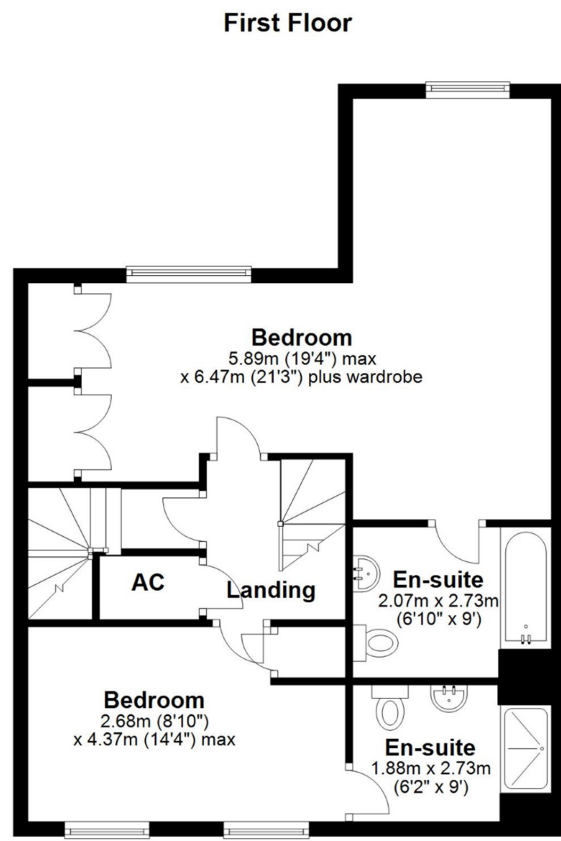
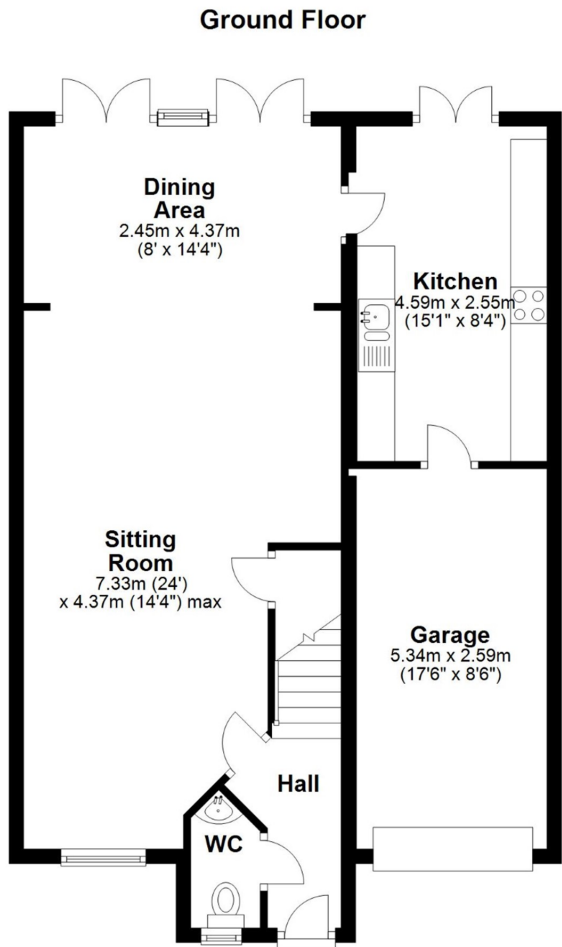
- Ground Floor WC
- Gas Central Heating
- Three Double Bedrooms
- Garage

- Open Plan Living/Dining Room
- Fitted Kitchen
- Three Bathroom/Shower Rooms
- Rear Garden









APPROX INTERNAL FLOOR AREA 171 SQ M (1840 SQ FT) (Includes Garage)
 This floorplan is for illustrative purposes only and is **NOT TO SCALE**
 All measurements are approximate **NOT** to be used for valuation purposes.
Copyright Bond Residential 2024



78, New London Road,
 Chelmsford, Essex, CM2 0PD
Telephone: 01245 500599
Website: 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.

