



## 23 Primrose Hill, Chelmsford, Essex. CM1 2RH

A beautifully refurbished two-bedroom Victorian terraced home, finished to an exceptional standard throughout and offered for sale with no onward chain. Ideally positioned within easy walking distance of Chelmsford city centre and mainline station, the property combines stylish, contemporary interiors with charming period character, alongside a private rear garden and superb access to local amenities, parks, and transport links.



**£385,000 Freehold**

## PROPERTY DESCRIPTION

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This stunning two-bedroom Victorian home has been thoughtfully renovated to create a stylish and contemporary living space, perfectly suited to modern lifestyles while retaining its characterful charm.

The ground floor offers a superb open-plan feel, beginning with a welcoming lounge featuring a wood-burning stove—ideal for cosy evenings. This flows seamlessly into a spacious dining area, creating a fantastic environment for entertaining and everyday living. To the rear, the beautifully refitted kitchen has been designed with both style and practicality in mind, offering sleek cabinetry, quality finishes, and integrated appliances.

Upstairs, the property continues to impress with two well-proportioned bedrooms, both finished in a calm and neutral style. The accommodation is complemented by a stunning, fully refitted family bathroom, featuring elegant tiling and a high-quality suite including a bath with overhead shower.

Externally, the property benefits from a private rear garden, providing a peaceful outdoor space ideal for relaxing or entertaining. The front of the property offers attractive kerb appeal, set along this popular residential road.

Primrose Hill is ideally located for access to Chelmsford's vibrant city centre, with its extensive range of shops, restaurants, and leisure facilities. Chelmsford railway station is within comfortable walking distance, offering fast and direct services into London Liverpool Street, making this an excellent choice for commuters. Nearby green spaces such as Admirals Park and Central Park provide beautiful outdoor areas for walking, recreation, and family time.

## FEATURES

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- Beautifully refurbished Victorian terraced home
- Two well-proportioned bedrooms
- Stylish open-plan living and dining space
- Modern fitted kitchen and luxury bathroom
- Private rear garden
- Walking distance to Chelmsford station & city centre (No onward chain)



## ROOM DESCRIPTIONS

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### Lounge

3.29m x 3.45m (10'10" x 11'4")

A bright and inviting reception room featuring a wood-burning stove, creating a focal point and cosy atmosphere. Finished with neutral décor and open access through to the dining area.

### Dining Room

3.58m x 3.45m (11'9" x 11'4")

A spacious and versatile area ideal for entertaining, with ample space for a dining table and chairs. Open-plan layout leading to the kitchen and stairs rising to the first floor.

### Kitchen

2.45m x 2.00m (8'0" x 6'7")

Beautifully refitted with a range of modern wall and base units, integrated appliances, and stylish work surfaces. Door providing access to the rear garden.

### First Floor

#### Landing

Providing access to all first-floor rooms.

### Bedroom One

3.29m x 3.45m (10'10" x 11'4")

A generous double bedroom positioned to the front of the property, finished in a neutral style with space for freestanding furniture.

### Bedroom Two

3.58m x 2.63m (11'9" x 8'8")

A well-proportioned second bedroom, ideal as a guest room, nursery, or home office.

### Bathroom

A stunning, fully refitted family bathroom comprising a panelled bath with overhead shower, wash hand basin, and WC. Finished with stylish tiling and high-quality fittings throughout.



## MATERIAL INFORMATION

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**Parking Types:** None.

**Heating Sources:** Double Glazing. Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

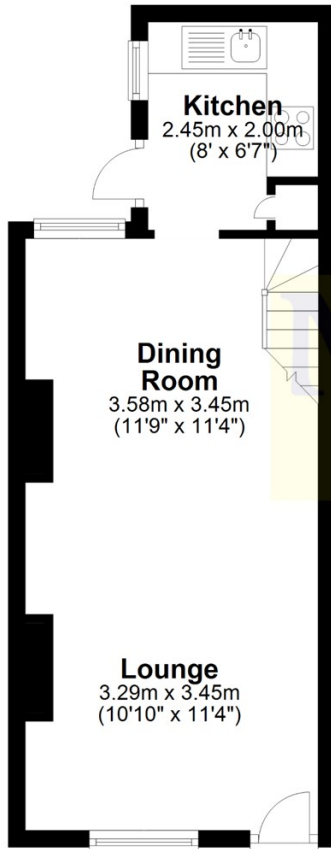
**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No

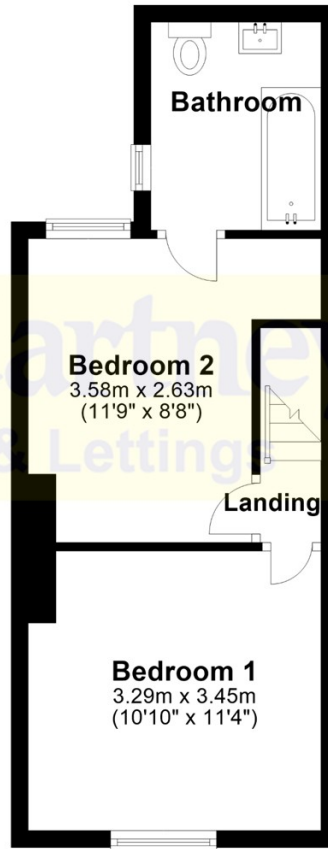


# FLOORPLAN

## Ground Floor



## First Floor



**APPROX INTERNAL FLOOR AREA**  
**58 SQ M 627 SQ FT**  
This plan is for layout guidance only and is **NOT TO SCALE**  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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