



Roxwell Avenue, Chelmsford, Essex, CM1 2NR

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Offers In Excess of £900,000

ACCOMMODATION

Bond Residential are pleased to offer this rare opportunity to acquire this established detached family residence which has been extended and remodelled by the current vendors to offer high specification accommodation presented to an exceptionally high standard that can only be fully appreciated by an internal viewing.

Internally the property comprises a reception hall which in turn leads to an internal hallway with cloakroom, front reception room with bay window and feature fireplace, study, a stunning open plan kitchen/living room with fitted kitchen and central island, dining area and seating area with bi-fold doors over look and lead to the rear garden, utility room with door to the side. To the first floor there are four double bedrooms, the master bedroom features an en suite shower with modern white suite, a family bathroom with modern four piece suite completes the first floor accommodation.

Externally the property features a stone covered driveway providing off road parking for numerous vehicles and leads to a garage door which provides access to a store room, the remainder of the front garden is laid to lawn. The rear garden is West facing and is approximately 72' x 45' comprising a paved patio, large lawn with flower and shrub borders, pond with paved surround and summer house.

LOCATION

Situated on the popular West side of Chelmsford, Roxwell Avenue is a no through road situated off Roxwell Road and is conveniently situated within 1.2 miles of Chelmsford city centre and mainline station. The property is also within walking distance of both of Chelmsford's highly sought after grammar schools, King Edward VI (KEGS) and The County High School for girls. There are a selection of local primary schools and nursery's within close proximity of the property, Chelmsford also offers a selection of private schools which are in high demand.

Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent to larger well know chains serving cuisines from around the world, along with a thriving nightlife with a selection of bars, the Civic Theatre and two multi screen cinemas. The pedestrianised High Street, two shopping precincts as well as a number of 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 newly refurbished Riverside Ice & Leisure centre, a selection of golf courses and sports clubs.

At the end of Roxwell Avenue is a footpath that leads on to Admirals Park which offers pleasant riverside walks through to Central Park and in turn the city centre or through to the village of Writtle. 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 30 minutes, Roxwell Road is conveniently positioned within easy access of the A1060 and A414 which provide access to the M11.

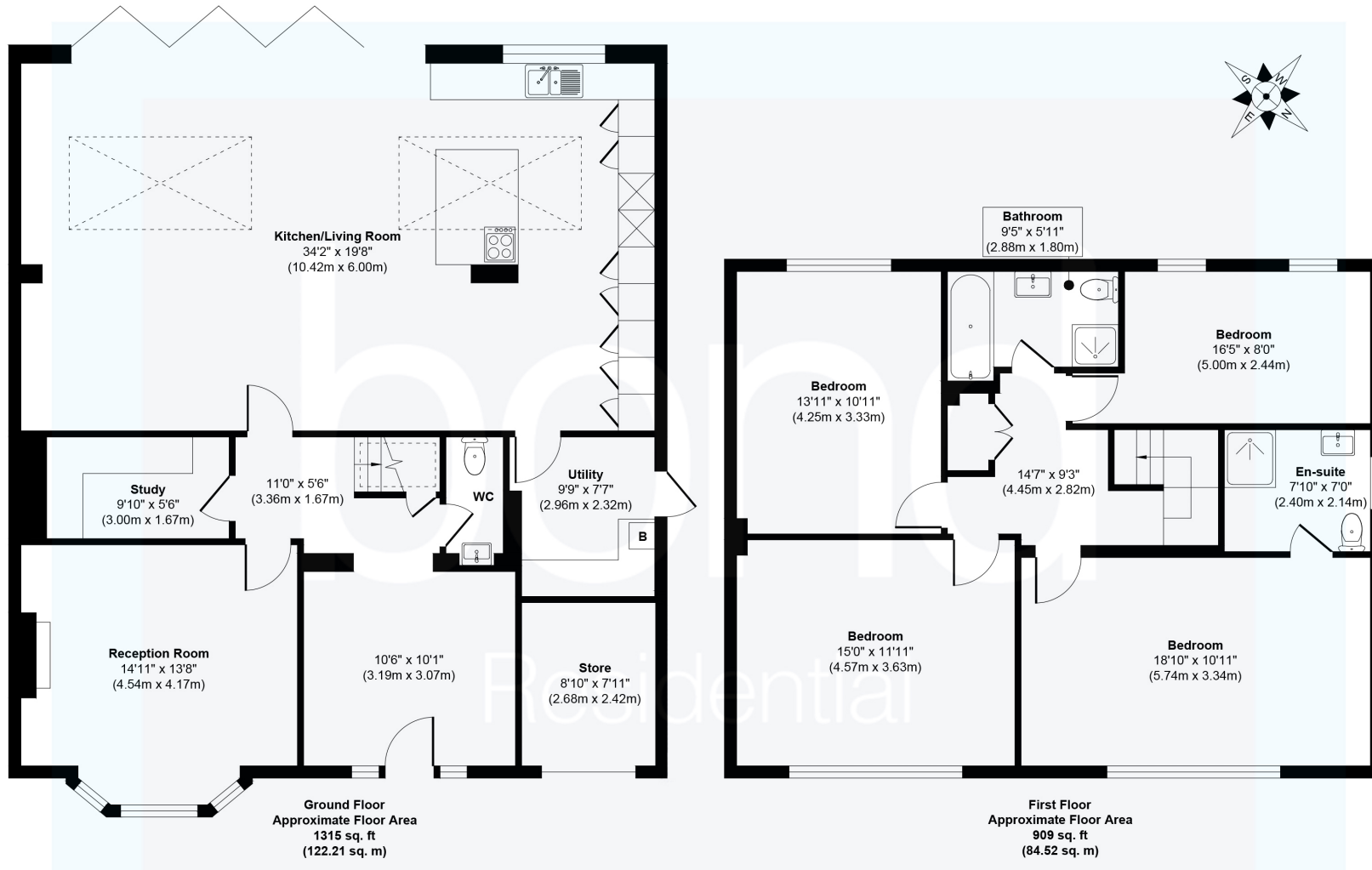
- **Extended & Much Improved By The Current Owners**
- **Stunning Open Plan Kitchen/Living Room**
- **Further Reception Room**
- **Master Bedroom With En Suite Shower Room**
- **West Facing Rear Garden**
- **Established Detached Family Home**
- **Study**
- **Four Double Bedrooms**
- **Family Bathroom With Four Piece Modern White Suite**
- **Sought After Location**







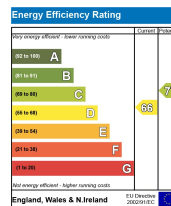
Roxwell Avenue



Approx. Gross Internal Floor Area 2224 sq. ft / 206.73 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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