



Roman Road, Little Waltham, Chelmsford, Essex, CM3 3PE

Council Tax Band D (Chelmsford City Council)



Offers In Excess Of £300,000 Freehold



Bond Residential is thrilled to present this delightful semi-detached bungalow, nestled in a peaceful cul-de-sac, available for sale with no onward chain. This property offers a fantastic opportunity for those looking to put their personal touch on a home in need of modernisation.

Upon entering, you are welcomed by an entrance hall, a cosy lounge, perfect for relaxing evenings. Adjacent to the lounge is a dining area, ideal for family meals. The fitted kitchen provides a practical space for culinary endeavours, with potential for modern upgrades to create your dream kitchen. The bungalow boasts two well-proportioned bedrooms and a family bathroom. Externally, the property is graced with a charming front garden, bordered by hedging, providing a pleasant outlook and a sense of privacy. The true gem of this property is the established rear garden. Predominantly laid to lawn, it offers a serene retreat with mature shrubs and hedging lining the borders, creating a picturesque setting for outdoor relaxation or gardening enthusiasts.

## LOCATION

The property is set within close proximity of the sought after village of Little Waltham, which is located to the north of Chelmsford. Little Waltham offers a selection of local amenities with its own pre-school, primary school, doctors surgery with pharmacy, local pub/restaurant, village green with cricket ground, village hall and nearby golf course. Chelmer Valley High School is located in the nearby parish of Broomfield.

Little Waltham is conveniently located within access to the A130 and A120 which in turn provides access to the M11. There is a bus service which provides access to Chelmsford city centre. 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 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.

- Semi Detached Bungalow
- Oil Central Heating
- Kitchen
- Family Bathroom

- In Need Modernisation
- Lounge & Dining Area
- Two Bedrooms
- Established Rear Garden







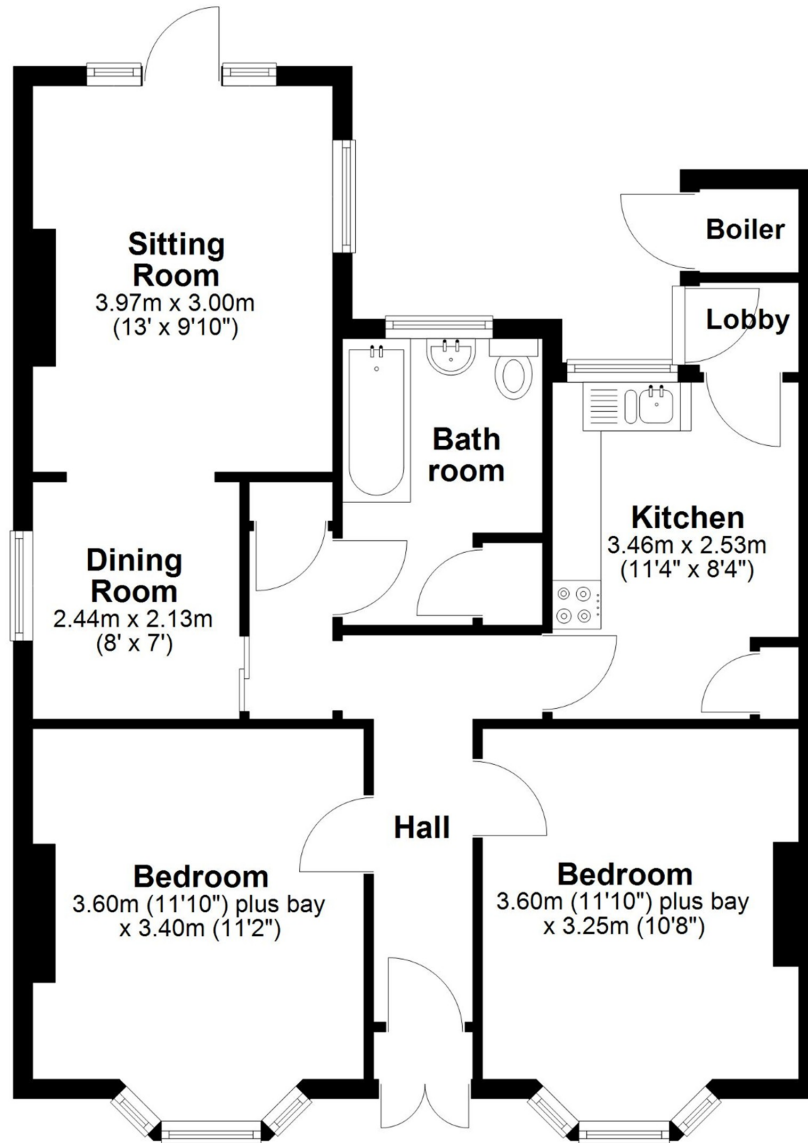








## Ground Floor



**APPROX INTERNAL FLOOR AREA**  
70 SQ M (750 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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78, New London Road,  
Chelmsford, Essex, CM2 0PD  
Telephone: 01245 500599  
Website: [www.bondresidential.co.uk](http://www.bondresidential.co.uk)

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