



Nabbott Road, Chelmsford, Essex, CM1 2SW

Council Tax Band D (Chelmsford City Council)



£495,000 Freehold



Bond Residential are delighted to offer for sale this extended semi detached family home which is being sold with no onward chain.

The property offers an entrance hall, ground floor WC, lounge, dining room and fitted kitchen. To the first floor there are three bedrooms and a bathroom with separate WC. Outside the property benefits from a driveway which provides off road parking and side access leading to the rear of the property. The established rear garden is mainly laid to lawn with a paved patio area garage with up & over door.

#### LOCATION:

Nabbott Road is located within the sought after Beechenlea development located to the west of Chelmsford city centre conveniently located with 1.2 of a mile of Chelmsford's mainline station and city centre.

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 as well as Westlands primary school and Hylands high school.

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. There are a selection of open spaces with Admirals Park and Central Park both being within a short walk, with the latter offering a pleasant riverside walks through to the city centre.

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 32 minutes, the property is conveniently positioned within easy access of the A1060 and A414 which provide access to the M11.

- Extended Semi Detached Family Home
- Ground Floor WC
- Gas Central Heating
- Garage

- No Onward Chain
- Two Reception Rooms
- Off Road Parking
- Established Rear Garden





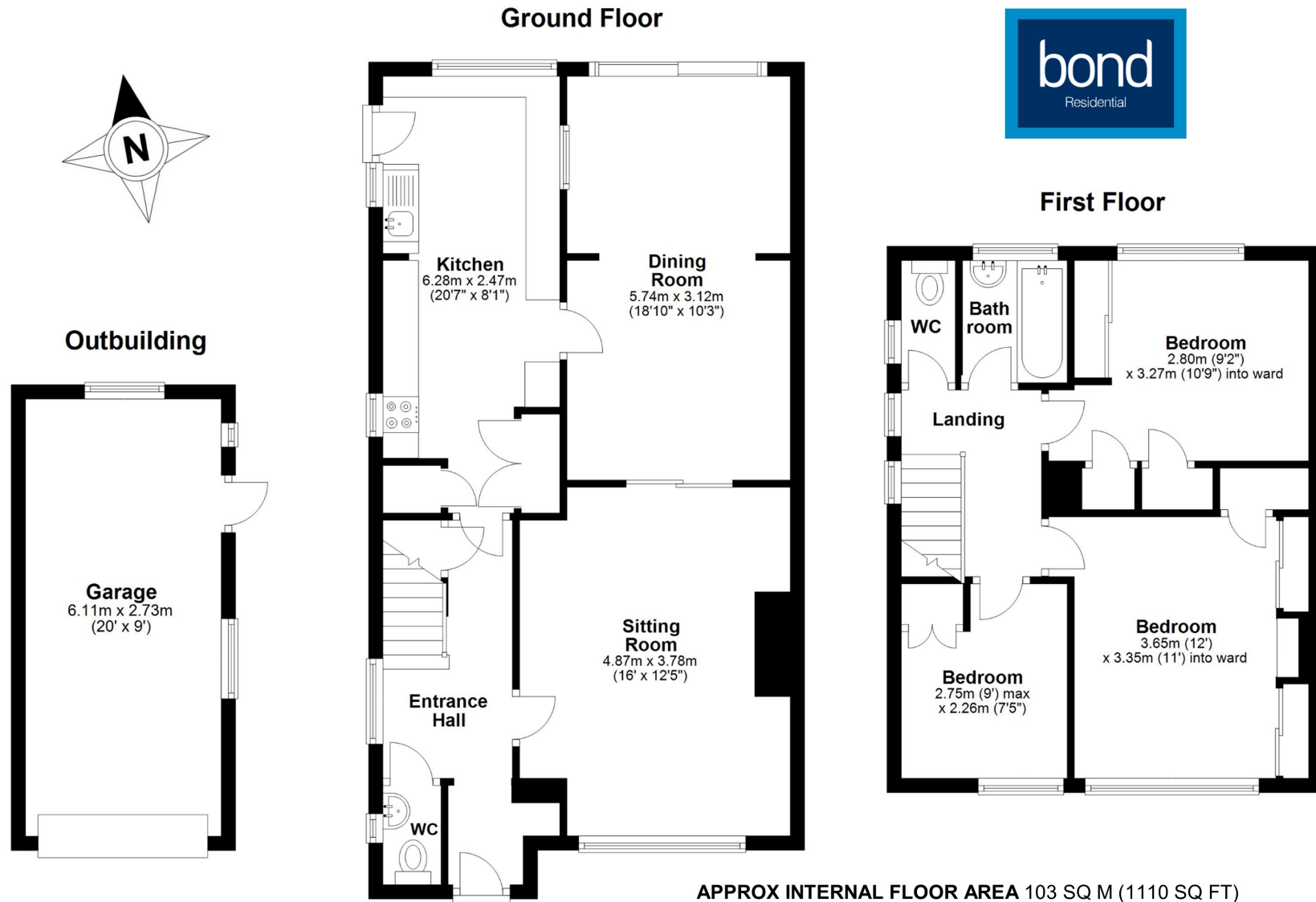












**APPROX INTERNAL FLOOR AREA 103 SQ M (1110 SQ FT)**

**OUTBUILDING 17 SQ M (180 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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