



Rushleydale, Springfield, Chelmsford, Essex, CM1 6JX

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Offers in Excess of £375,000 Freehold

Bond Residential are delighted to present this end of terrace family home, perfectly situated adjacent to a greensward. This delightful property offers a harmonious blend of comfort and practicality, making it an ideal choice for families. The property comprises a living/dining room that serves as the heart of the home, providing ample space for both relaxation and entertaining. The well-appointed kitchen is designed with functionality in mind. The conservatory, bathed in natural light, provides an additional versatile living area, perfect for enjoying your morning coffee or unwinding with a good book. Upstairs, you will find three generously sized bedrooms, each offering a comfortable retreat for family members. The refitted family bathroom boasts modern fixtures and fittings, ensuring a touch of luxury in your daily routine. A convenient cloakroom completes the first floor layout

Externally, the property features front and rear gardens, providing ample outdoor space for children to play or for hosting summer barbecues. The rear garden is a private oasis, perfect for gardening enthusiasts or simply enjoying the outdoors. The garage and driveway offer secure parking and additional storage, catering to all your practical needs.

LOCATION

Rushleydale is situated in the Springfield area of Chelmsford which is located to the North east of the city centre. Springfield is an extremely popular area for families due to its excellent schooling, local parks and road links. Springfield offers a selection of local primary schools, Boswells high school which is also a performing arts college, a range of local amenities including a selection a small shopping parades, to the northern edge of Springfield is the new Beaulieu development which offers a range of local shops and amenities. There is a regular bus service which runs through Springfield and provides access to the City Centre.

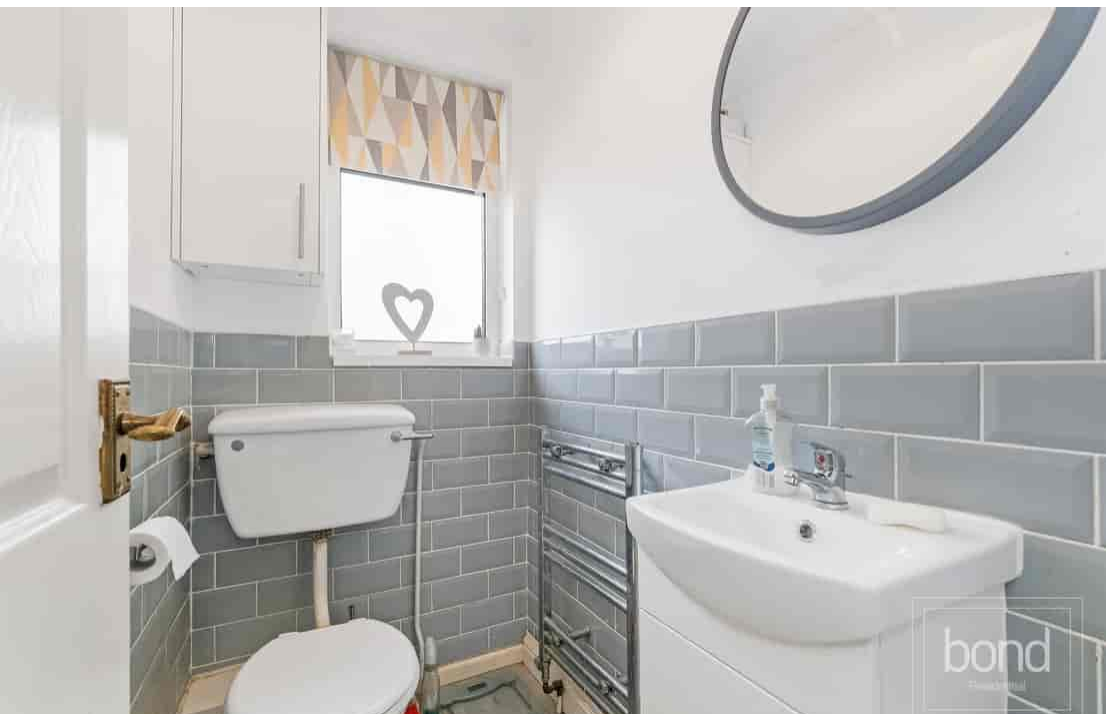
Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store. Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs and gyms including the newly refurbished Riverside Ice & Leisure, there are a selection of small parks and open areas spread throughout Springfield including Arun park which leads to the Bunny Walks which provides a pleasant riverside walk and cycle path into the city centre.

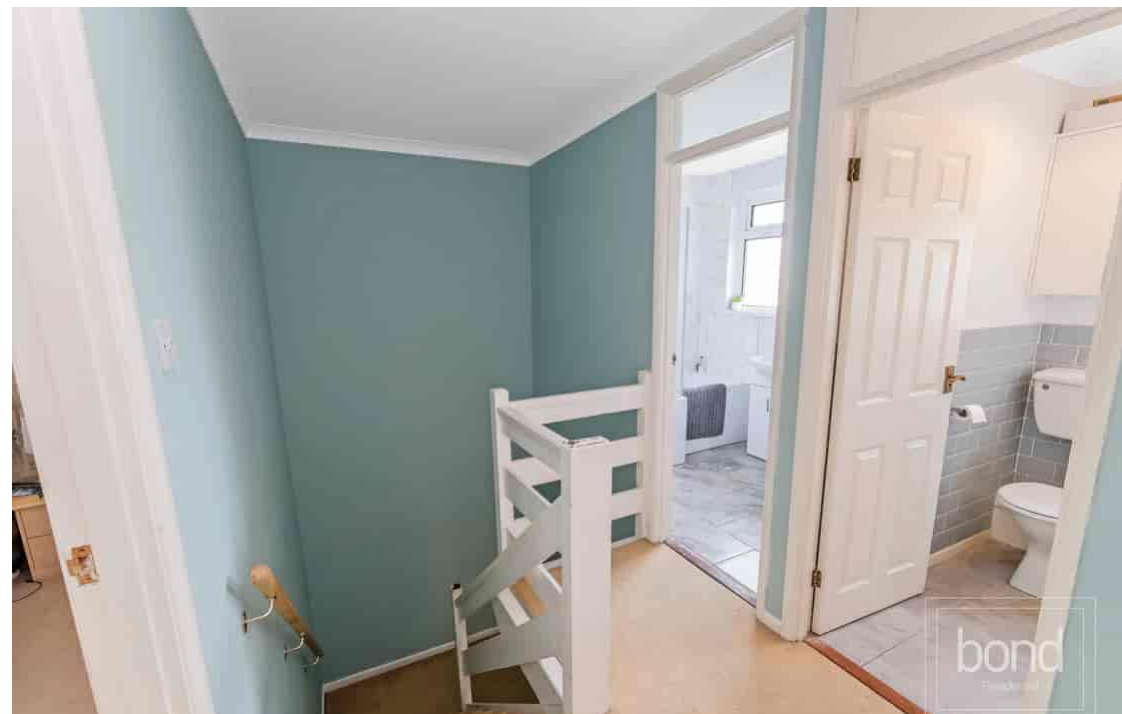
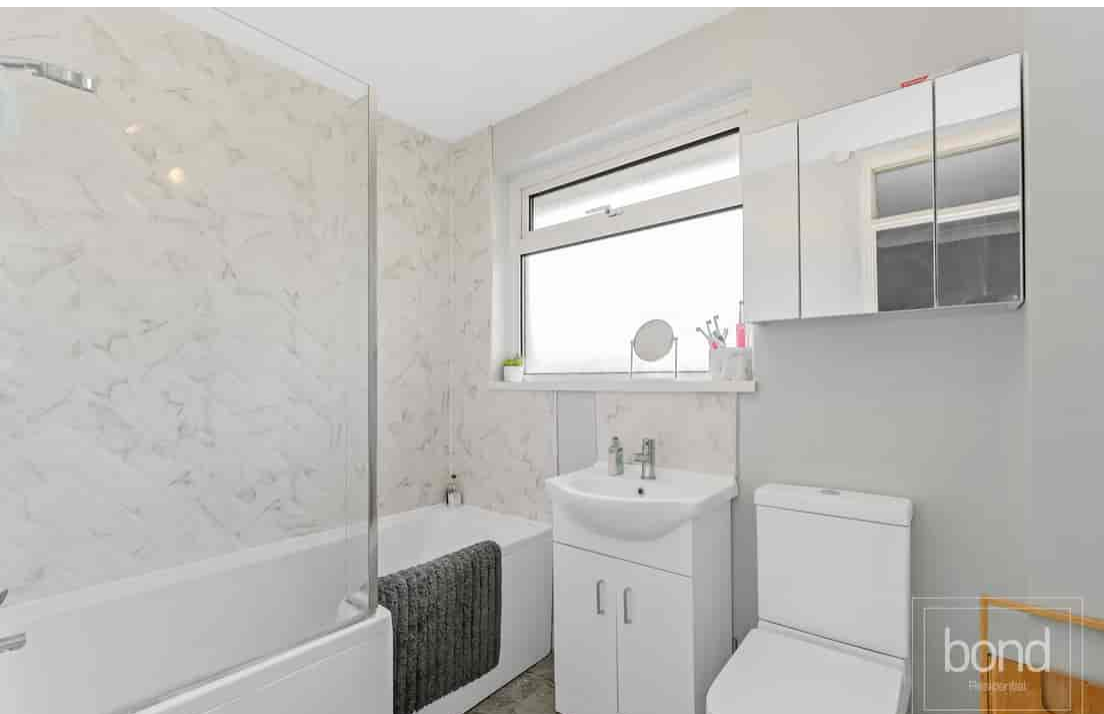
Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University, as well as New Hall private school which is situated on the edge of Springfield.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, North Springfield is also conveniently located within a mile of the A12 which provides access to the M25 and M11.

- End Of Terrace Family Home
- Living/Dining Room
- Kitchen
- Refitted Family Bathroom With Modern White Suite
- Front & Rear Gardens
- Siding Onto Greensward
- Conservatory
- Three Bedrooms
- Cloakroom
- Garage & Driveway





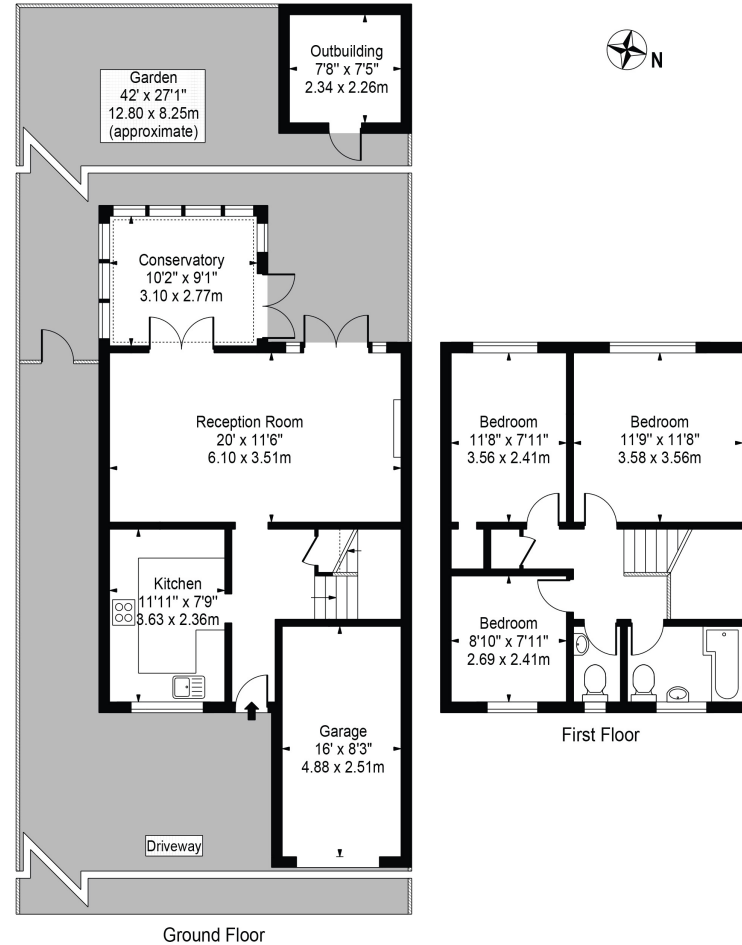


Rushleydale

Approx. Gross Internal Area 1029 Sq Ft - 95.70 Sq M
(Excluding Outbuilding & Garage)

Approx. Gross Internal Area Of Outbuilding 57 Sq Ft - 5.29 Sq M

Approx. Gross Internal Area Of Garage 132 Sq Ft - 12.25 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.