



Kestrel Walk, Tile kiln, Chelmsford, Essex, CM2 8XS

Council Tax Band C (Chelmsford City Council)



£365,000 Freehold



Discover this delightful three-bedroom staggered terraced home nestled in the leafy corner in the sought-after area of Tile Kiln, Chelmsford. This property offers an inviting blend of comfort and practicality, perfect for families or those looking to step onto the property ladder.

Upon entering, you are welcomed by a bright and spacious sitting room, measuring approximately 13'10" x 15'4". This area serves as the heart of the home, ideal for relaxing or entertaining guests. The ground floor also features a well-proportioned dining room (13' x 8'6"), seamlessly flowing into a modern kitchen (13' x 6'6"). The kitchen is equipped with ample storage and workspace, making it a joy for culinary enthusiasts.

Upstairs, the property boasts three generously sized bedrooms. The master bedroom offers a peaceful retreat, while the additional bedrooms provide flexibility for a growing family or home office space. A well-appointed family bathroom completes the first floor, offering convenience and style.

The exterior of the home is equally impressive, with a charming front garden and a private larger than average for the development rear garden that provides a serene outdoor space for relaxation or alfresco dining. The garden's mature planting adds to the sense of privacy and tranquillity. To the rear of the garden is a garage accessed via a service road off Goshawk Drive.

## Location

Tile Kiln is a popular development located on the sought after Southside of Chelmsford situated within 2.5 miles of the city centre, it is extremely popular with families and young professionals as it provides excellent local schools, easy access into Chelmsford city centre as well as out of Chelmsford by car. Mildmay infant and junior Schools are within walking distance of the property and there are two local secondary schools located within a mile of the property. Tile Kiln benefits from a local parade of shops including two takeaways and news agent, the neighbouring Moulsham Lodge also offers a comprehensive range of local amenities. There is a regular bus service which runs through Tile Kiln 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 at the local Chelmer Park, a selection gyms including Riverside Ice & Leisure, there are a selection of golf clubs within the area and the nearby Hylands Park estate and Galleywood Common provide pleasant walks and open spaces.

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.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, the property is also conveniently located within 2 miles of the A12 and A414 which provide access to the M25 and M11.

- Staggered Terrace Home
- Dining Room
- Three Bedrooms
- Front & Rear Gardens
- Walkway Position

- Sitting Room
- Fitted Kitchen
- Family Bathroom
- Garage To Rear
- Viewing Highly Recommended













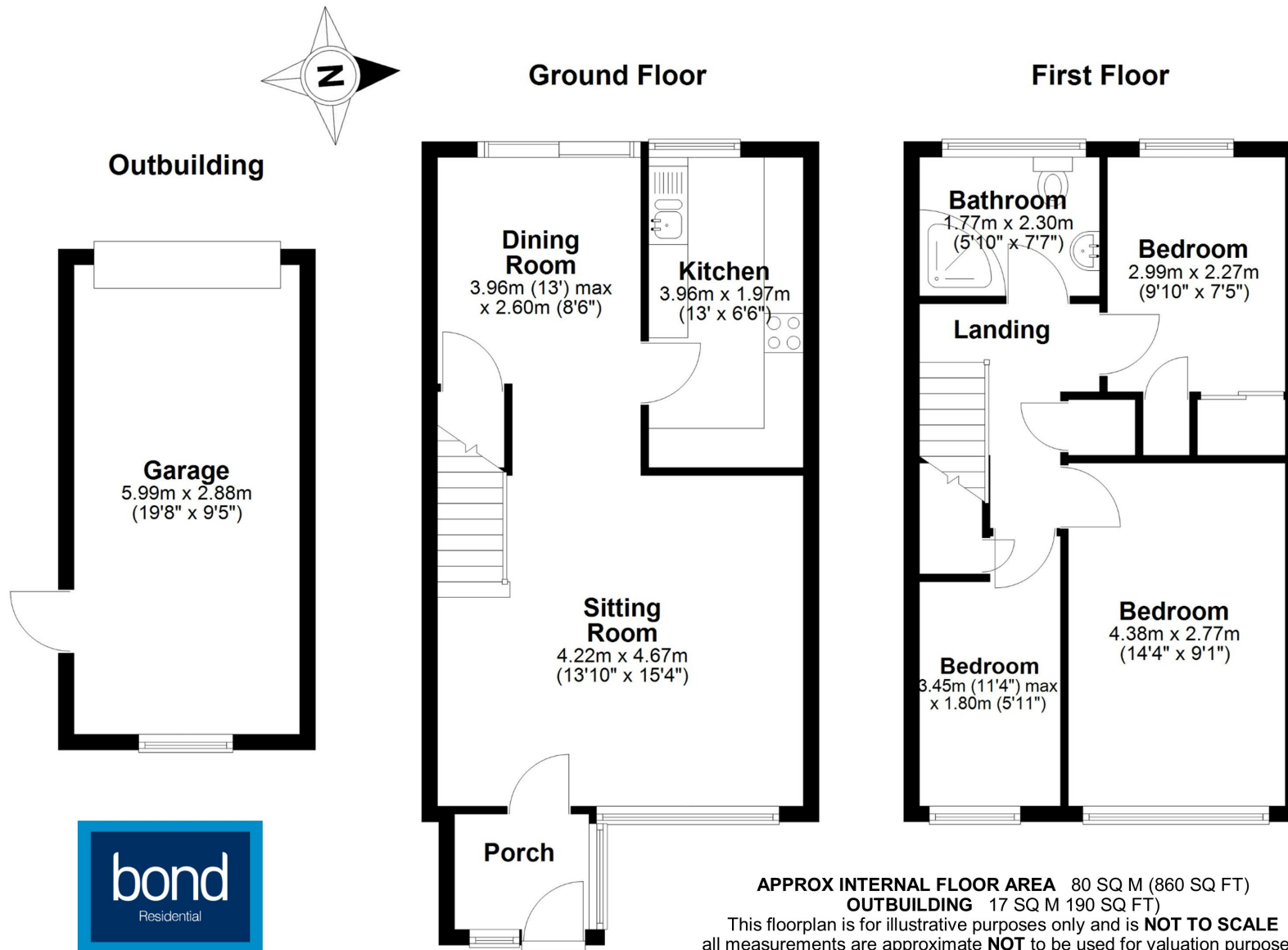












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