



Roxwell Avenue, Chelmsford, Essex, CM1 2NX

Council Tax Band E (Chelmsford City Council)

3 4 2

£695,000 Freehold

This well-proportioned four bedroom detached family home set in a mews setting of just seven homes offers versatile accommodation arranged over two floors and is ideally positioned backing onto the open green space of Admirals Park.

The property provides generous living space, making it perfectly suited to modern family life. The ground floor features a welcoming entrance hall with a ground floor WC, leading through to a spacious sitting room and garden room which creates a fantastic additional living area whilst enjoying the garden all year round. A separate dining room provides an ideal space for entertaining, while the fitted kitchen is complemented by a useful utility room. There is Oak flooring throughout the ground floor, with solid Ash flooring in the garden room. Upstairs, the first floor offers four well-balanced bedrooms, including a principal bedroom with en-suite shower room. The remaining bedrooms are served by a modern family bathroom, all accessed from a central landing.

Externally, the property benefits from a garage providing ideal additional storage space, along with a private rear garden enjoying the rare advantage of backing directly onto Admirals Park, offering a peaceful outlook and excellent access to open green space.

The property also benefits from solar panels and three batteries installed in 2024, resulting in an EPC rating of A and lower energy bills, the sitting room, garden room and principal bedroom all feature ASHP air conditioning and there is the added benefit of hard wired WIFI distribution.

## Location

Roxwell Avenue is a well-regarded residential road situated to the west of Chelmsford city centre, offering a balance of suburban living with excellent access to amenities and green spaces.

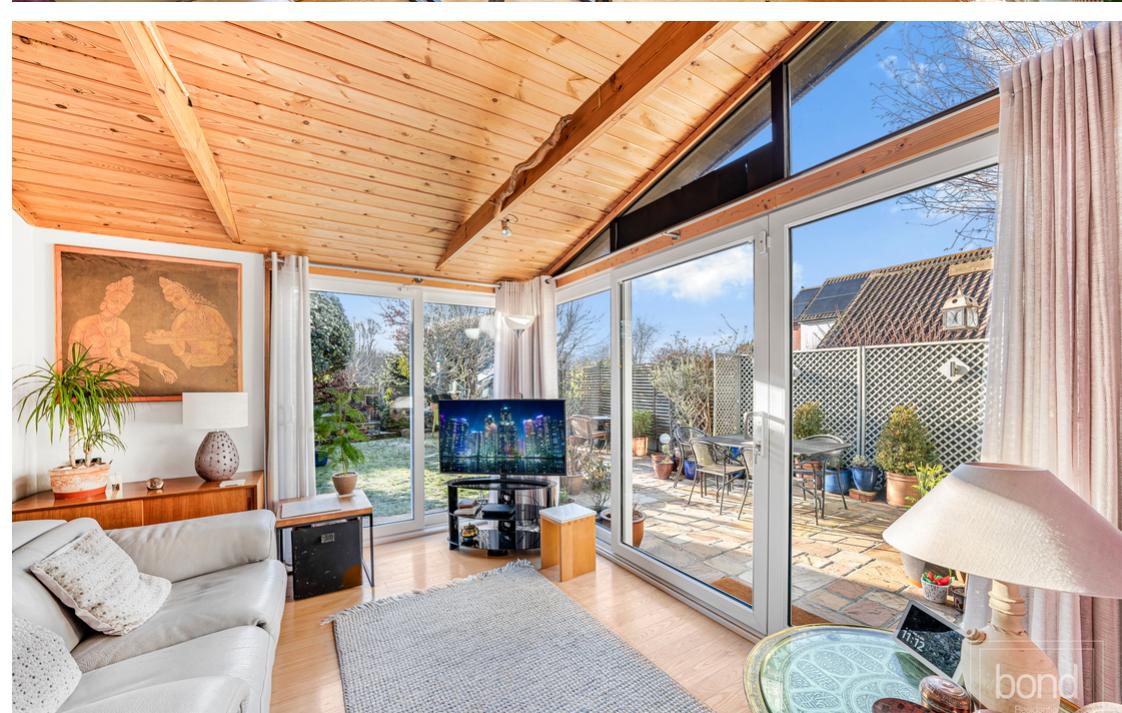
One of the standout features of this location is its proximity to Admirals Park, a highly popular riverside park providing scenic walking routes, cycling paths, playgrounds and open fields, ideal for families and outdoor enthusiasts.

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 nurseries within close proximity of the property, Chelmsford also offers a selection of private schools which are in high demand.

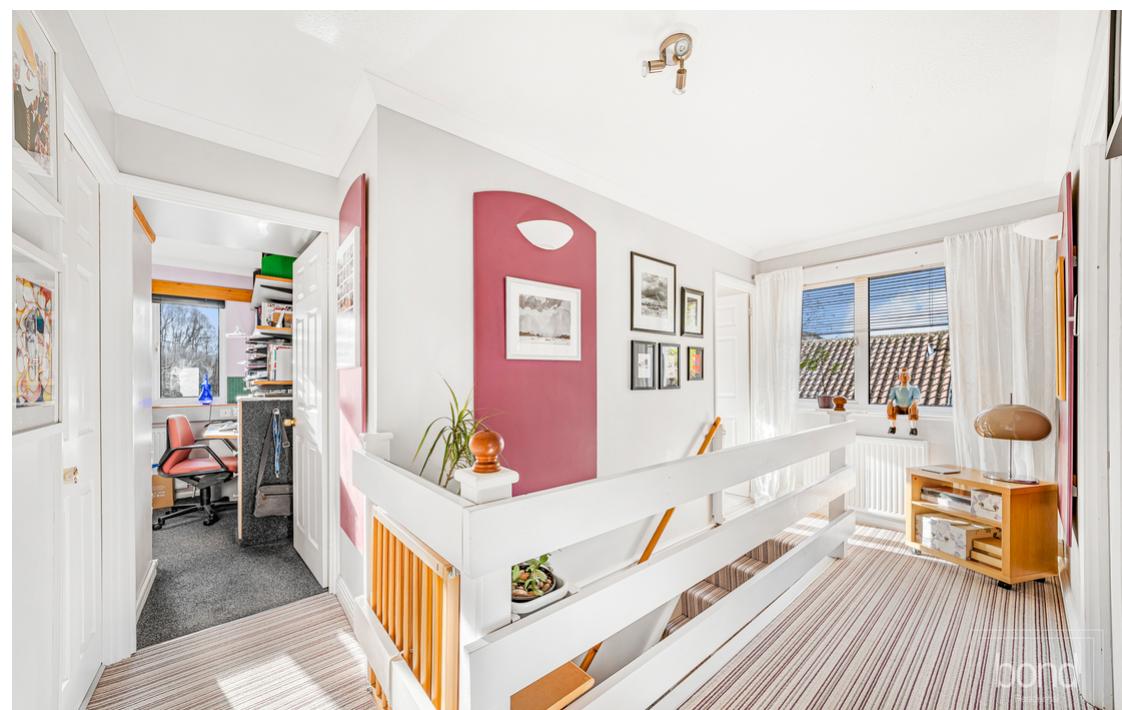
Chelmsford city centre offers a wide range of shops, cafés, restaurants and leisure facilities. Transport links are excellent, with Chelmsford mainline railway station easily accessible, providing frequent services to London Liverpool Street in approximately 35 minutes, making this an ideal location for commuters. Both the station and city centre are accessible by a pleasant walk or cycle along the river through Admirals park which is approximately 1.1 miles to that station. Road connections are also strong, with easy access to the A12, linking Chelmsford to London and the wider Essex area.

- Four bedroom detached family home
- Garden room overlooking the rear garden
- Ground floor WC
- Integral garage
- Solar panels
- Spacious sitting room and separate dining room
- Fitted Kitchen & utility room
- Principal bedroom with en-suite
- Rear Garden Backing onto Admirals Park

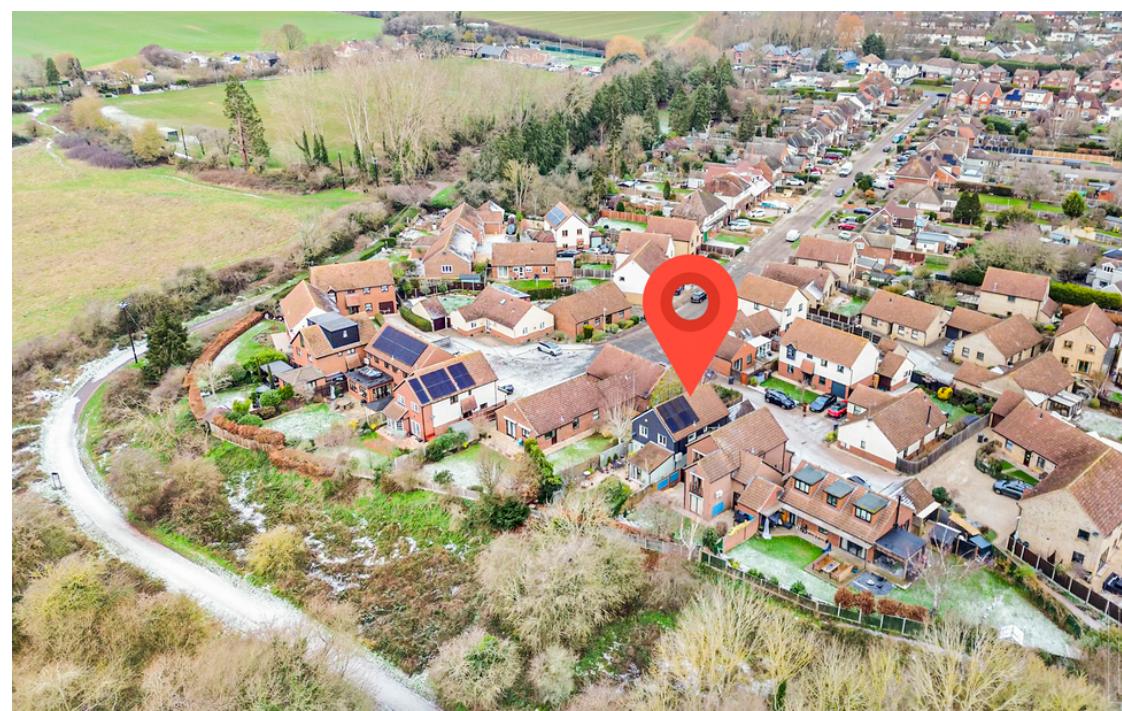
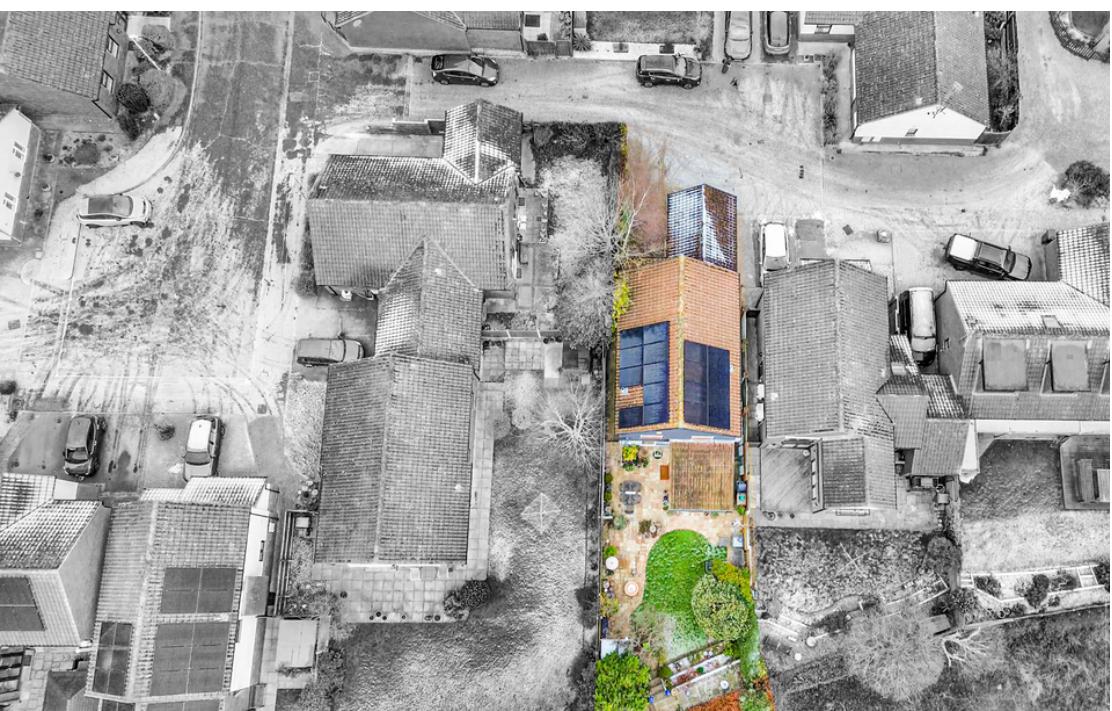




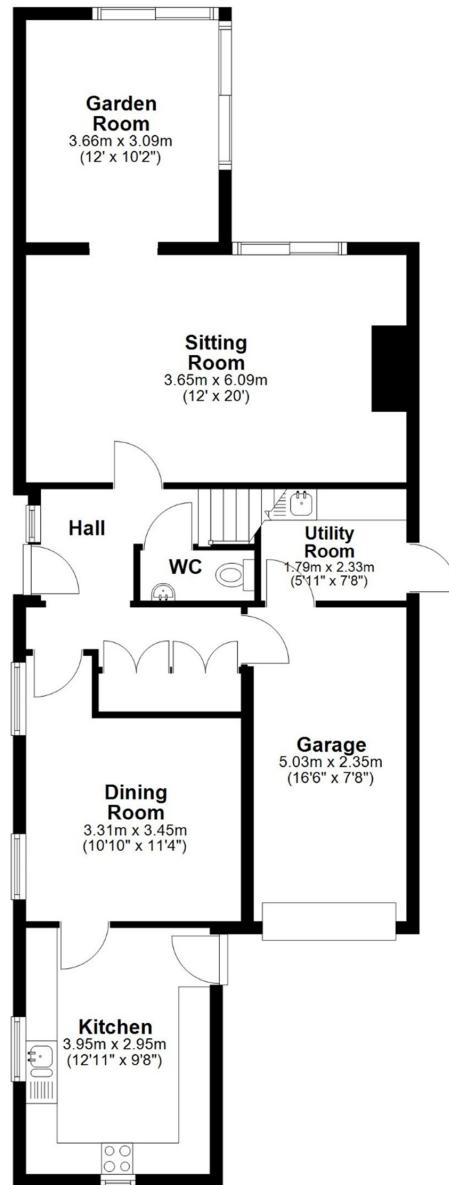




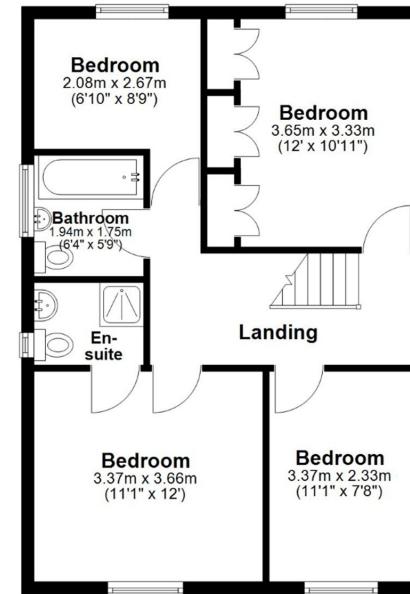




## Ground Floor



## First Floor



**APPROX INTERNAL FLOOR AREA 143 SQ M (1540 SQ FT) (Includes Garage)**

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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