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Residential



Canuden Road, Chelmsford, Essex, CM1 2SU

Council Tax Band D (Chelmsford City Council)



Offers in Excess of £475,000 Freehold

This established three-bedroom semi-detached home is set within the sought-after Beechenlea area of Chelmsford and offers spacious, versatile accommodation across two floors. The property benefits from a large block-paved driveway to the front, providing ample off-road parking, along with a part converted garage and office space, making it ideal for modern family living. Internally, the ground floor offers a generous living room, a dining room, and a well-proportioned kitchen leading to a utility room with downstairs WC, garden room overlooking the rear garden. A versatile office space, perfect for working from home, completes the ground floor. Upstairs, there are three well-sized bedrooms and a family bathroom. The layout provides a flexible home with plenty of scope for further personalisation. Externally, the property boasts a low-maintenance frontage with an expansive block paved driveway and garage suitable for storage, the rear garden features to paved patio areas and a lawn.

Location

Canuden Road is located within the sought after Beechenlea development located to the west of Chelmsford city centre conveniently located within 1.1 miles 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 35 minutes, the property is conveniently positioned within easy access of the A1060 and A414 which provide access to the M11

- Established three-bedroom semi-detached family home
- Kitchen leading to a separate utility room and WC
- Family bathroom with both bath and shower facilities
- Located close to local schools, amenities, and green spaces
- Spacious ground floor with living room and dining room
- Versatile office space, ideal for home working
- Large block-paved driveway providing ample off-road parking
- Walking distance from Chelmsford Station & City Centre.

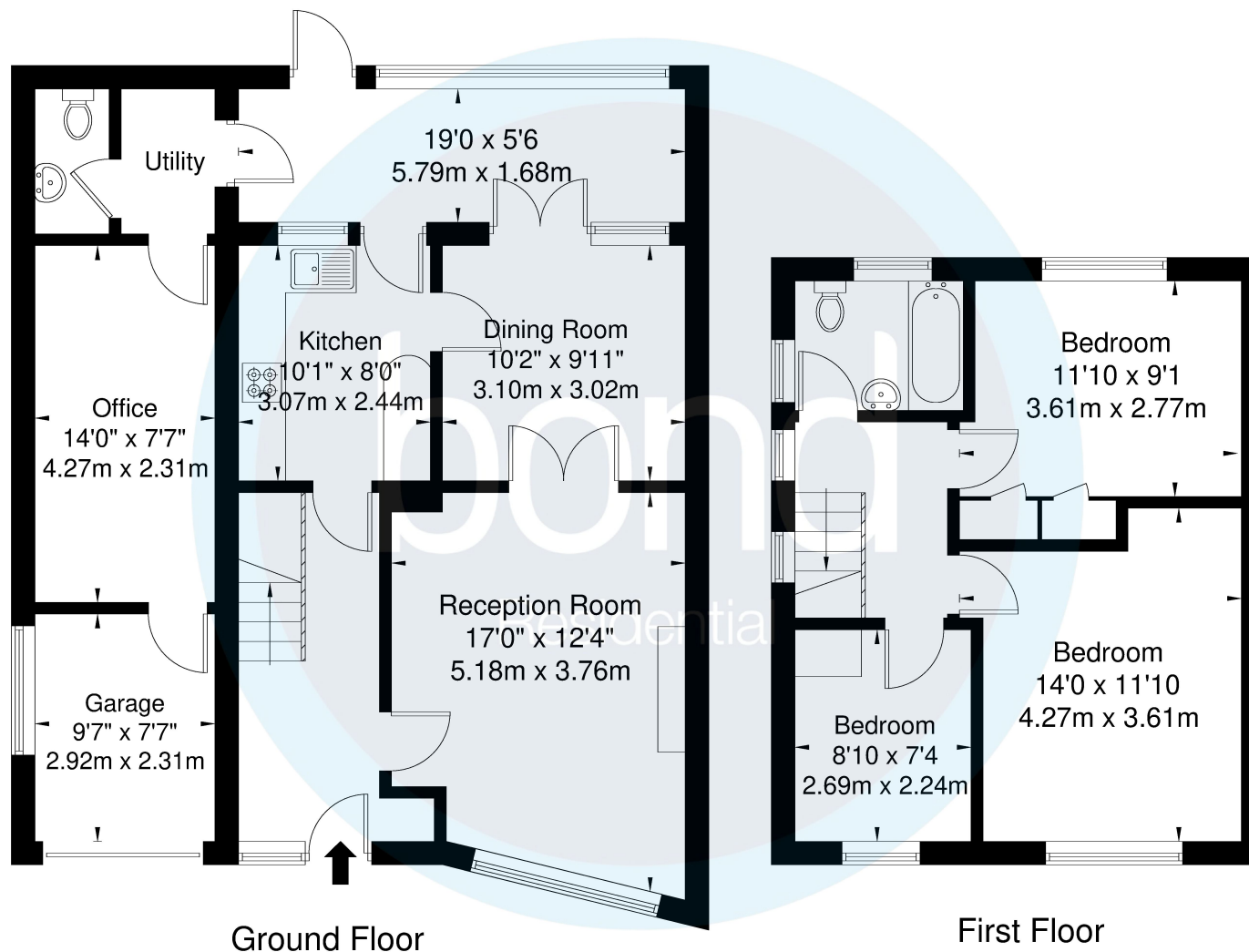








Approximate Gross Internal Area = 121.5 sq m / 1307 sq ft



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, 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.