



Canuden Road, Chelmsford, Essex, CM1 2SU

Council Tax Band D (Chelmsford City Council)

 2  3  1

Guide Price £450,000 - £475,000 Freehold

## Guide Price £450,000 - £475,000

Offered for sale with no onward chain, this extended semi-detached family home presents an excellent opportunity for buyers seeking a well-proportioned property with scope to personalise.

The accommodation provides generous living space well suited to modern family life. The ground floor comprises a welcoming entrance hall, a comfortable sitting room, separate dining room, and a fitted kitchen/diner, complemented by a useful utility room and ground floor WC. To the first floor, the property offers three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing off-road parking, which in turn leads to the garage, ideal for additional storage. The established rear garden is a real feature of the home, being mainly laid to lawn and complemented by mature shrubs to the borders, creating a pleasant and private outdoor space.

### Location

Canuden 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 well placed for 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.

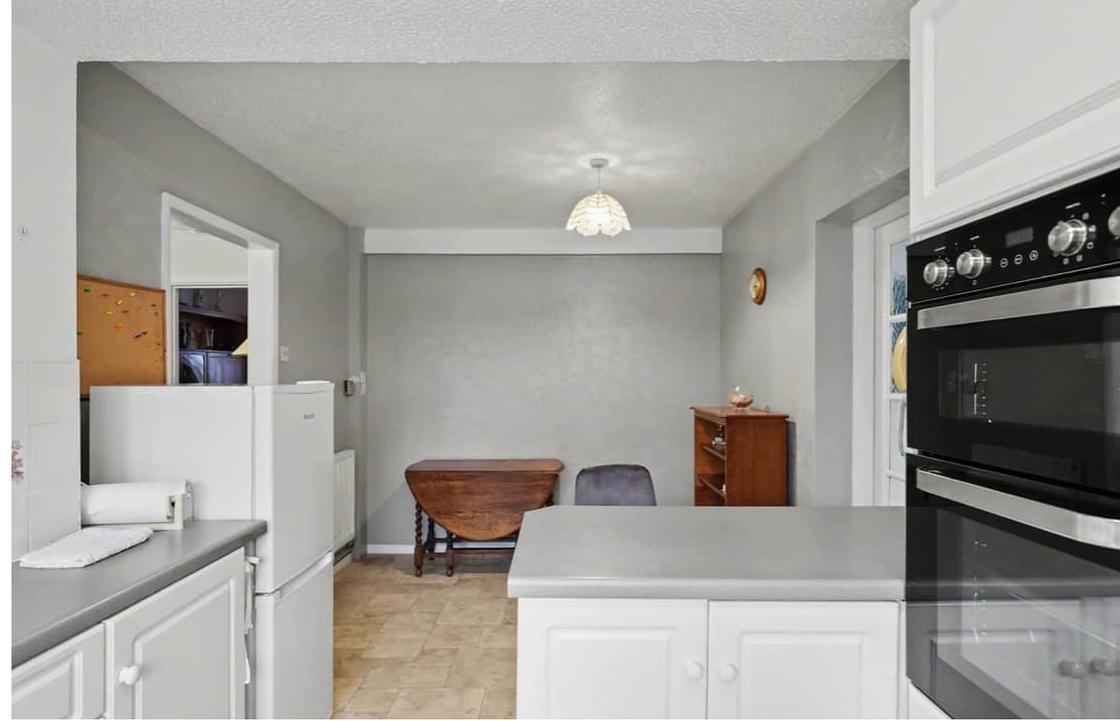
Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent to larger well know chains serving cuisines from around the world, along with a thriving nightlife with a selection of bars, the Civic Theatre and two multi 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 recently 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 house
- Driveway for off-street parking
- Located within an established residential area
- Mature Rear Garden
- Sold with no onward chain
- Well-proportioned accommodation throughout
- Convenient access to Chelmsford city centre and transport links

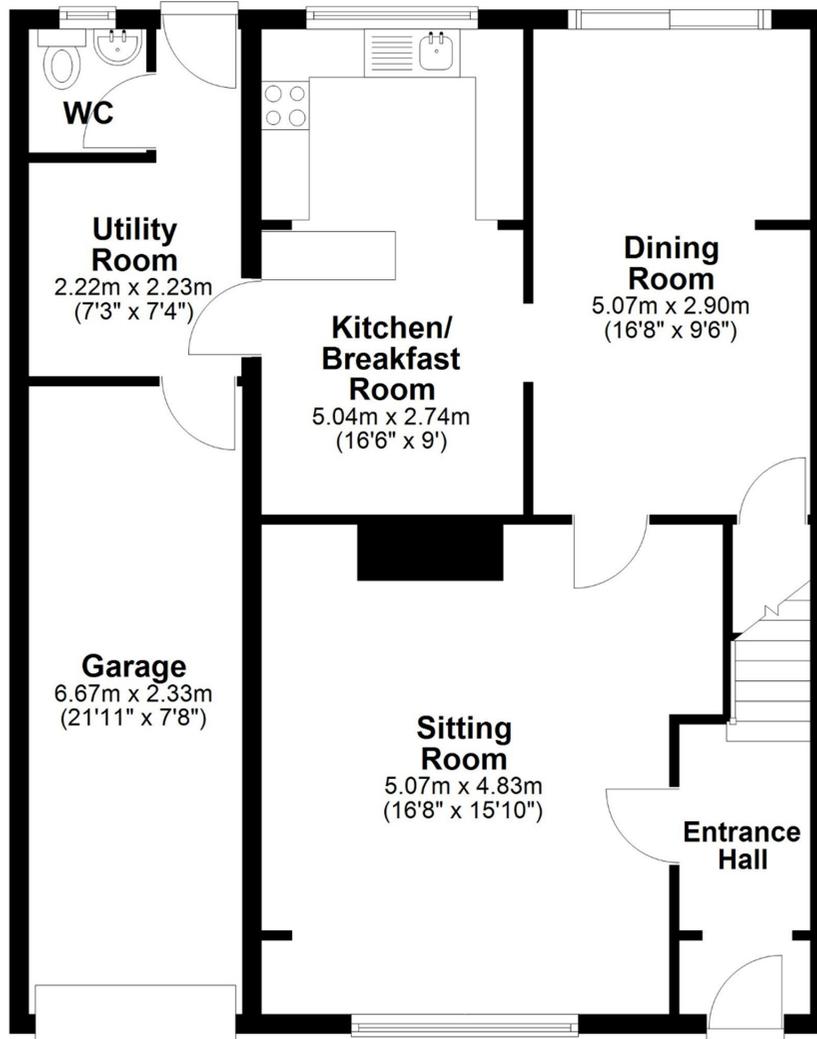




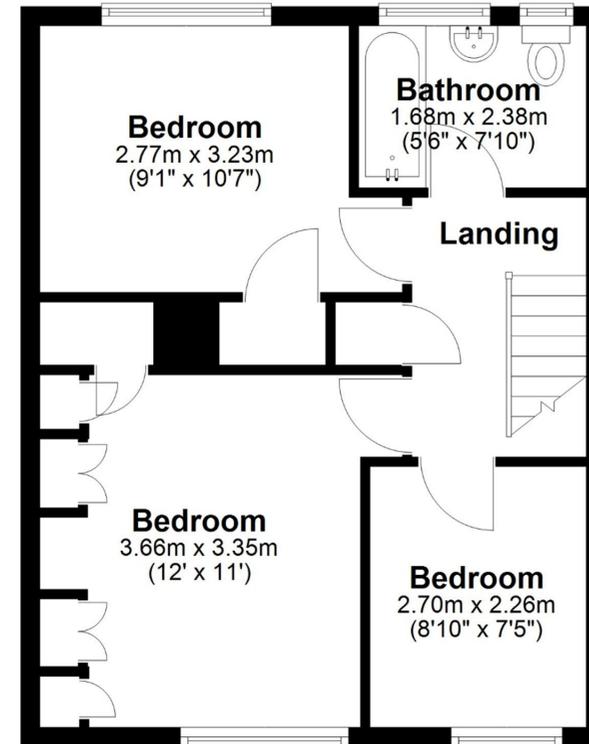




## Ground Floor



## First Floor



**APPROX INTERNAL FLOOR AREA**  
125 SQ M (1350 SQ FT) **(Including Garage)**  
This floorplan is for illustrative purposes only and is **NOT TO SCALE** all measurements are approximate **NOT** to be used for valuation purposes.  
**Copyright Bond Residential 2026**

78, New London Road,  
Chelmsford, Essex, CM2 0PD  
Telephone: 01245 500599  
Website: [www.bondresidential.co.uk](http://www.bondresidential.co.uk)

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008. Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.

