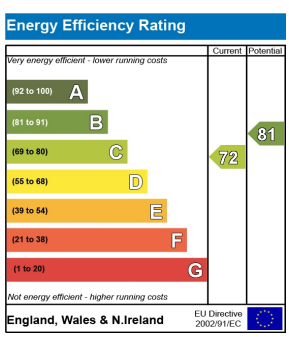
Phoenix Grove, Chelmsford, Essex, CM2 9BN

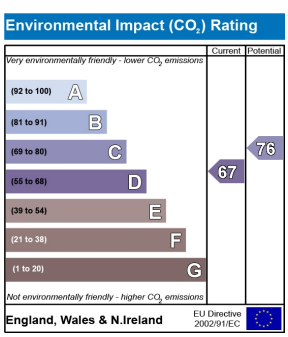
Energy Efficiency Rating C

3 5 3

£725,000

Phoenix Grove, Chelmsford, Essex, CM2 9BN





THE PROPERTY

This modern family home provides bright and spacious accommodation and has been extended with a large family room and loft conversion. It is set in a private mews of just four detached houses situated off New London Road in the popular residential area of Old Moulsham.

The kitchen has been re-designed and fitted with bespoke German built high gloss units with integrated Siemens appliances including an induction hob and waste disposal unit. The work surfaces and peninsular are made of Silestone Quartz with a Karndean floor. The family area offers a triple aspect and part vaulted ceiling with Velux windows and opens out into the contemporary living room featuring a light stone fireplace. Both rooms include double doors leading to the rear garden and patio. A spacious entrance hall with Amtico flooring leads into a study, utility room and cloakroom.

To the first floor there is a master bedroom with en suite bathroom, three further bedrooms all with fitted wardrobes and a family bathroom. The second floor offers two double bedrooms and an en-suite shower room making this is an ideal spacious teenage level.

Externally the property benefits from a driveway providing off road parking for several vehicles, a double garage, front garden and landscaped south facing rear garden with two separate patio areas.

AREA GUIDE

Chelmsford city centre provides a vibrant high street with a collection of restaurants and bars and features a comprehensive range 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.

Chelmsford is renowned for its educational excellence and alongside the local schools, it offers two of the country's top performing grammar schools, Writtle agricultural college, Anglian Ruskin University and a selection of private schools situated within walking distance of Phoenix Grove.

Nearby is the Hylands Estate which is a Grade 2 listed country park encompassing 574 acres of historic parkland and Country House.

The property is conveniently located within a mile of Chelmsford's mainline station with a journey time as fast as 30 minutes to London Liverpool St and is also positioned within easy access of the A12 and A414 for those commuting by car.

- **Extended Detached Family Residence**
- **Walking distance from Chelmsford Station & City Centre.**
- **Open Plan Kitchen/Dining/Family Room**
- **Five Bedrooms**
- **Playroom/Games Room**
- **Study**
- **Gas Central Heating**
- **Three Bathroom/Shower Rooms**
- **Double Garage With Electric Door**
- **Rear Garden**

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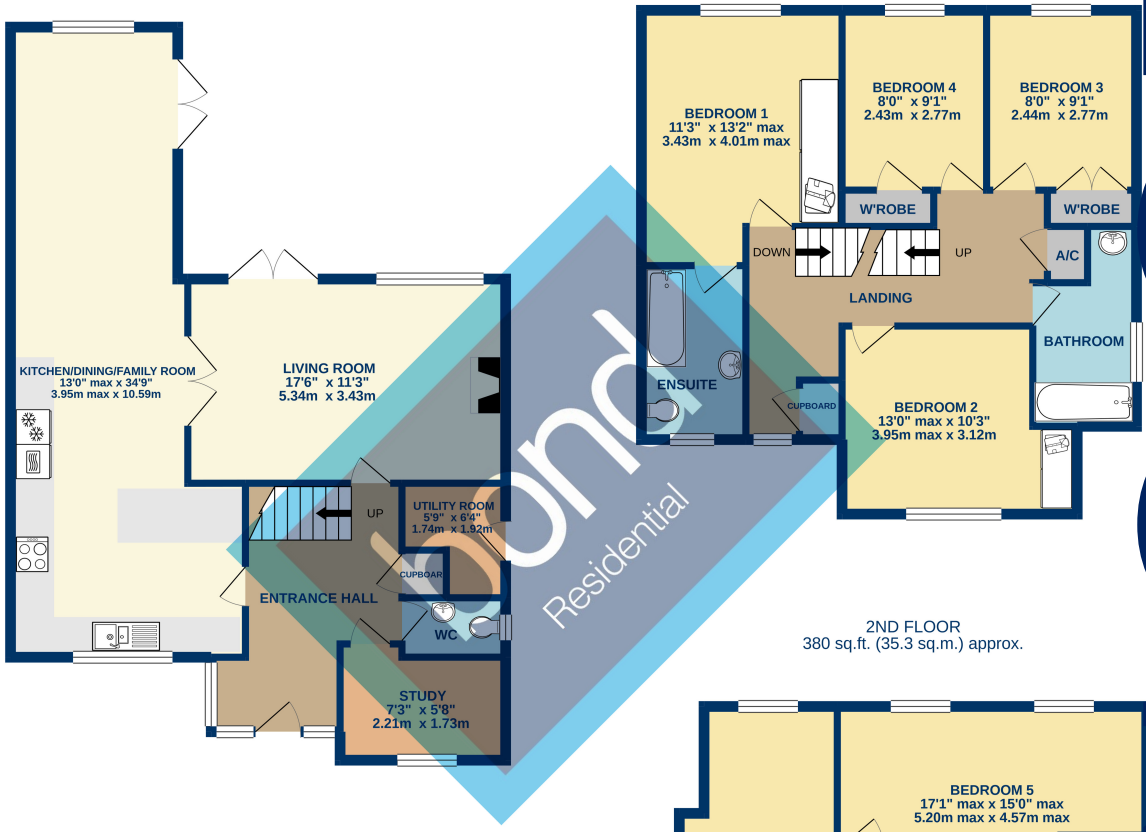
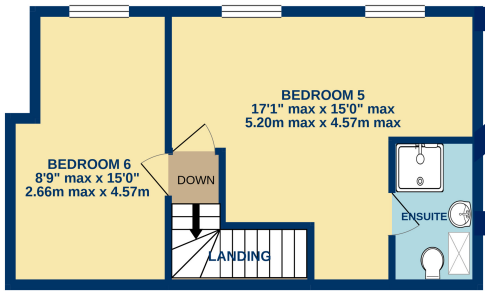
FLOORPLAN

GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR
697 sq.ft. (64.8 sq.m.) approx.

2ND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1851 sq.ft. (171.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Property Ombudsman

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