



Patching Hall Lane, Chelmsford, Essex, CM1 4DD

Council Tax Band C ( )

 2  2  1

Offers In Excess Of £250,000 Leasehold

Situated on the first floor and offering approximately 830 sq. ft. (77.1 sq. m.) of well-proportioned accommodation, this bright and spacious three-bedroom flat presents an excellent opportunity for first-time buyers, downsizers or investors alike.

The property is accessed via a generous entrance hall with multiple built-in storage cupboards, providing practical and convenient organisation. The lounge is a particularly impressive space, measuring over 17ft in length, filled with natural light from large sliding doors that open onto a private balcony—ideal for morning coffee or evening relaxation.

The separate kitchen is well laid out with a comprehensive range of wall and base units, ample worktop space and room for appliances. A window above the sink allows for plenty of natural light, creating a pleasant and functional cooking environment. Adjacent to the kitchen, the third bedroom offers flexibility as a formal dining area, home office or third bedroom, depending on individual needs.

Bedroom One is a spacious double room with fitted wardrobe storage and a large window. Bedroom Two is also a comfortable double with built-in storage. The bathroom has been stylishly updated with contemporary tiling and a modern suite including a bath with shower over and vanity wash basin. A separate WC adds further convenience for family living.

Externally, the property benefits from a private garage en bloc and well-maintained communal areas. The combination of generous room sizes, excellent storage and versatile accommodation makes this a highly appealing home.

## Location

Chelmsford is a vibrant and well-connected city offering an excellent balance of urban convenience and green open spaces. Patching Hall Lane is ideally positioned for access to everyday amenities, including local shops, supermarkets and healthcare facilities.

Chelmsford city centre provides a wide selection of retail outlets at High Chelmer Shopping Centre and Bond Street, along with an array of restaurants, cafés and leisure facilities. For those who enjoy the outdoors, Central Park, Admirals Park and Hylands Park offer extensive green spaces, riverside walks and family-friendly recreation areas.

Chelmsford railway station provides direct services to London Liverpool Street in approximately 35 minutes, making it ideal for commuters. The area also benefits from convenient road links via the A12 and A130.

Families are well served by a range of reputable schools close to Patching Hall Lane. Grammar schools and further education facilities are also within easy reach, enhancing the area's strong educational appeal

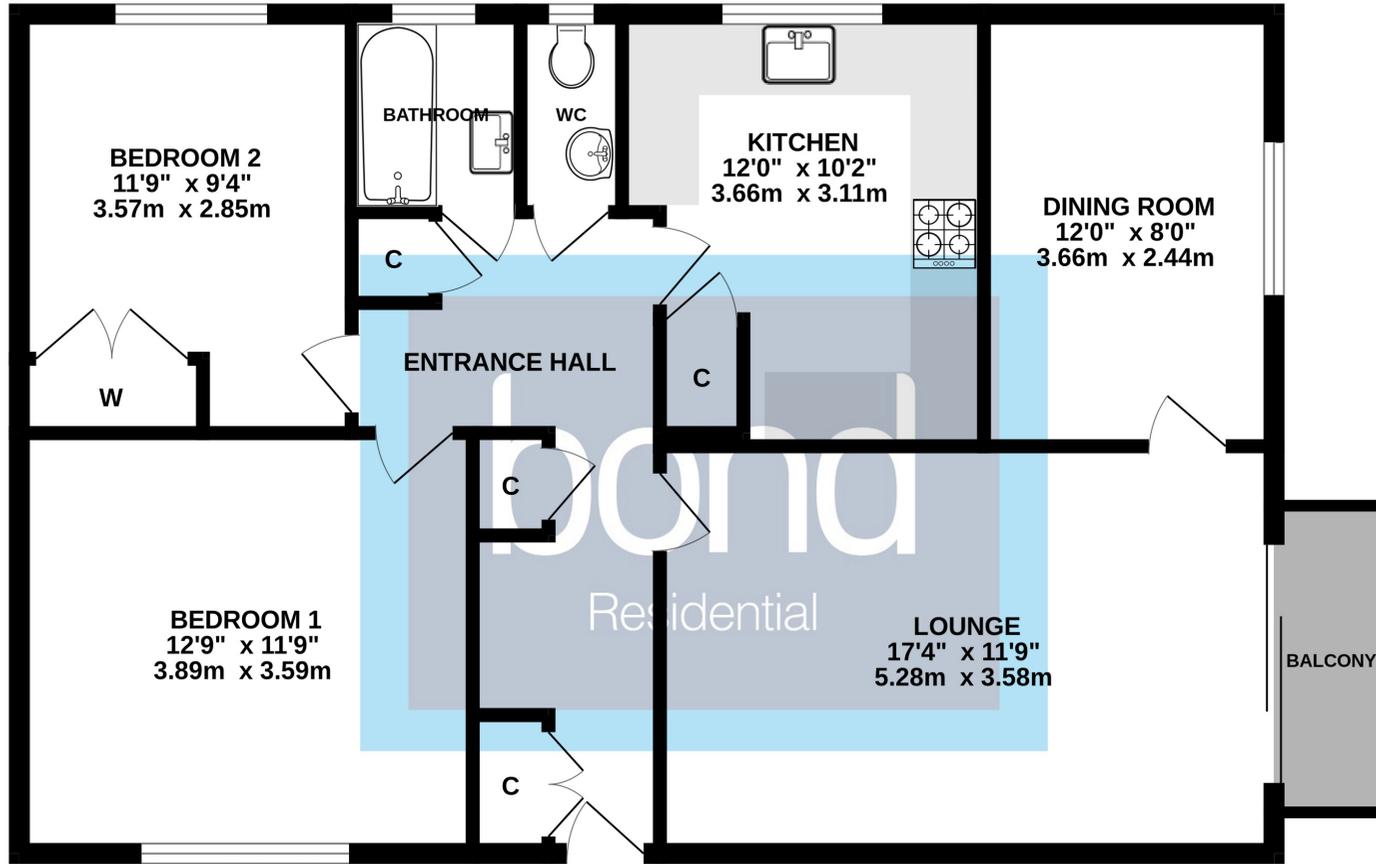
- Three well-proportioned bedrooms
- Separate dining room / versatile third bedroom
- Contemporary bathroom suite
- Private balcony
- Ample built-in storage throughout
- Spacious 17ft lounge with balcony access
- Modern fitted kitchen
- Separate WC
- Garage en bloc
- Approximately 830 sq. ft. of accommodation





# FIRST FLOOR

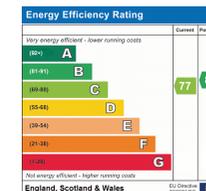
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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.  
Made with Metropix ©2026

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.



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