



Roxwell Road, Chelmsford, Essex, CM1 2NB

Council Tax Band E (Chelmsford City Council)



£775,000 Freehold

ACCOMMODATION

Bond Residential are delighted to offer for sale this well maintained extended semi detached family home situated within walking distance of the City centre & mainline railway station.

The property is set over three floors and commences with a spacious entrance hall, ground floor WC, large reception room with box bay window to the front and childrens play area to the far end of the room. The stunning kitchen/family room is the real hub of this property where all ages can gather to eat and chat. There are a range of eye & base level units complimented by Quartz work tops & integrated appliances. The room is finished off with bi-folding doors which overlook and lead to the rear garden. The utility room completes the ground floor accommodation. To the first floor there are four bedrooms and a family bathroom with modern four piece suite. The main bedroom suite has a light & airy bedroom, dressing room and modern en-suite shower room. The guest double bedroom can be found on the second floor which completes the internal accommodation. Outside the property benefits from a driveway which provides ample off road parking and mature hedging screening the property to the front & side aspect. The current owners have landscaped the rear garden to provide pleasant seating area's for those long hot summers with the remainder of the garden being laid to lawn.

The property is conveniently situated within a mile of Chelmsford city centre and mainline station. 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 nursery's within close proximity of the property, Chelmsford also offers a selection of private schools which are in high demand.

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 being within close proximity and offers pleasant riverside walks through to Central Park and in turn the city centre or through to the village of Writtle.

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 38 minutes, Roxwell Road is conveniently positioned within easy access of the A1060 and A414 which provide access to the M11.

- Extended Semi Detached Family Home
- Well Presented Accommodation Throughout
- Utility Room
- Five Bedrooms
- Driveway Providing Ample Off Road Parking
- Large Reception Room
- Stunning Kitchen/Family Room With Bi Fold Doors
- Gas Central Heating
- Dressing Room & En-Suite To Main Bedroom
- Landscaped Rear Garden

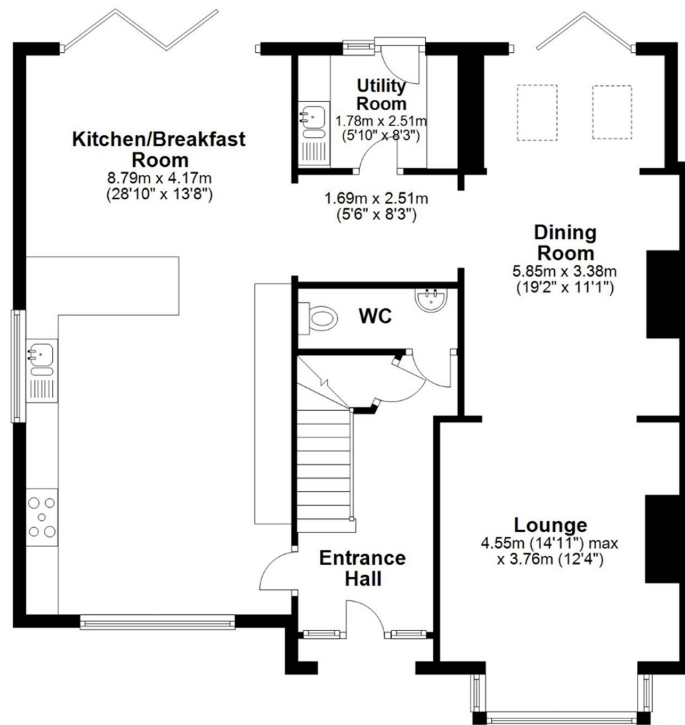




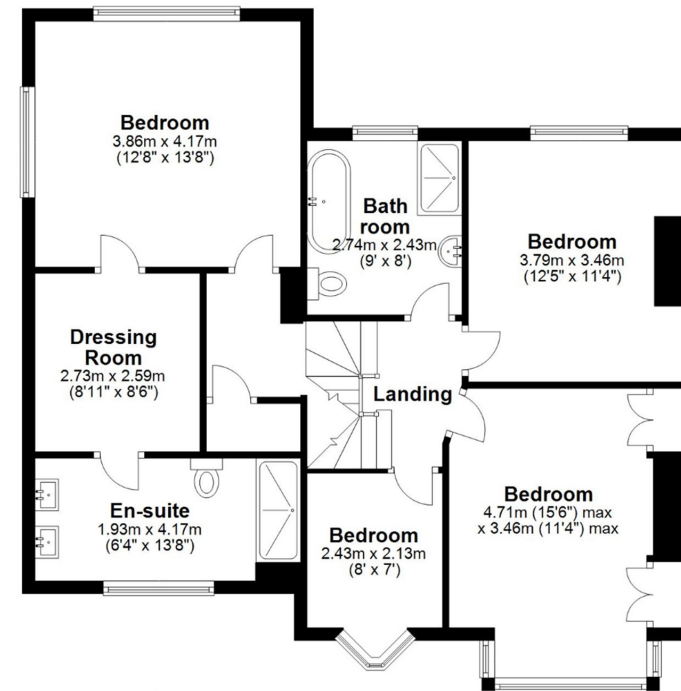




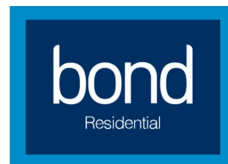
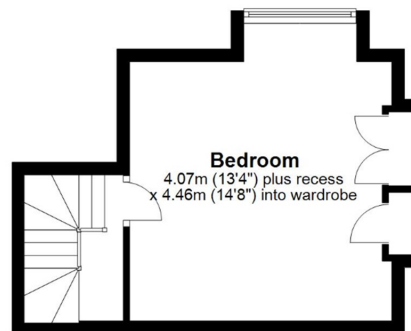
Ground Floor



First Floor



Second Floor



APPROX INTERNAL FLOOR AREA
204 SQ M (2190 SQ FT)
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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