



Sandford Road, Chelmsford, Essex, CM2 6DE

Council Tax Band C (Chelmsford City Council)



Guide Price £400,000 - £425,000 Freehold



Bond Residential are delighted to offer for sale this character terrace home situated within walking distance of the City centre & mainline railway station.

The property offers an entrance hall, lounge with feature fireplace and built in storage cupboards, separate dining room with feature fireplace and a fitted kitchen with built in oven & hob. To the first floor there are two bedrooms, both with feature fireplaces and an impressive four piece family bathroom with modern white suite. Outside the property benefits from a good size established rear garden and parking to the rear of the property.

## LOCATION

Sandford Road is situated within walking distance or a short bus ride to Chelmsford city centre and the mainline railway station.

This location offers the perfect blend of convenience and accessibility. Chelmsford city centre is a vibrant hub with a thriving nightlife. You'll find a wide selection of bars and restaurants, catering to all tastes and serving cuisines from around the world. Whether you're looking for a cozy family restaurant or a popular chain eatery, Chelmsford has it all.

The pedestrianised High Street, two shopping precincts, and the renowned Bond Street with its John Lewis store provide a comprehensive range of shopping facilities, ensuring that you have everything you need right at your doorstep. For leisure enthusiasts, Chelmsford offers a variety of options, boasting numerous sports clubs, while Riverside Ice & Leisure provides a gym and ice skating rink. Golf enthusiasts will appreciate the selection of golf clubs in the area.

Education is a top priority in Chelmsford, known for its educational excellence. In addition to the local schools in close proximity, the city is home to two of the country's top-performing grammar schools, as well as Writtle agricultural college and Anglian Ruskin University.

Commuting is a breeze with Chelmsford's mainline station providing direct services to London Liverpool St in as fast as 32 minutes. The property is also conveniently located within 2 miles of the A12 and A14, offering easy access to the M25 and M11 for those who prefer to travel by car.

- Established Rear Garden
- Two Reception Rooms
- Two Bedrooms
- Gas Central Heating

- Character Terrace Home
- Fitted Kitchen
- Large Four Piece Family Bathroom
- Parking To Rear



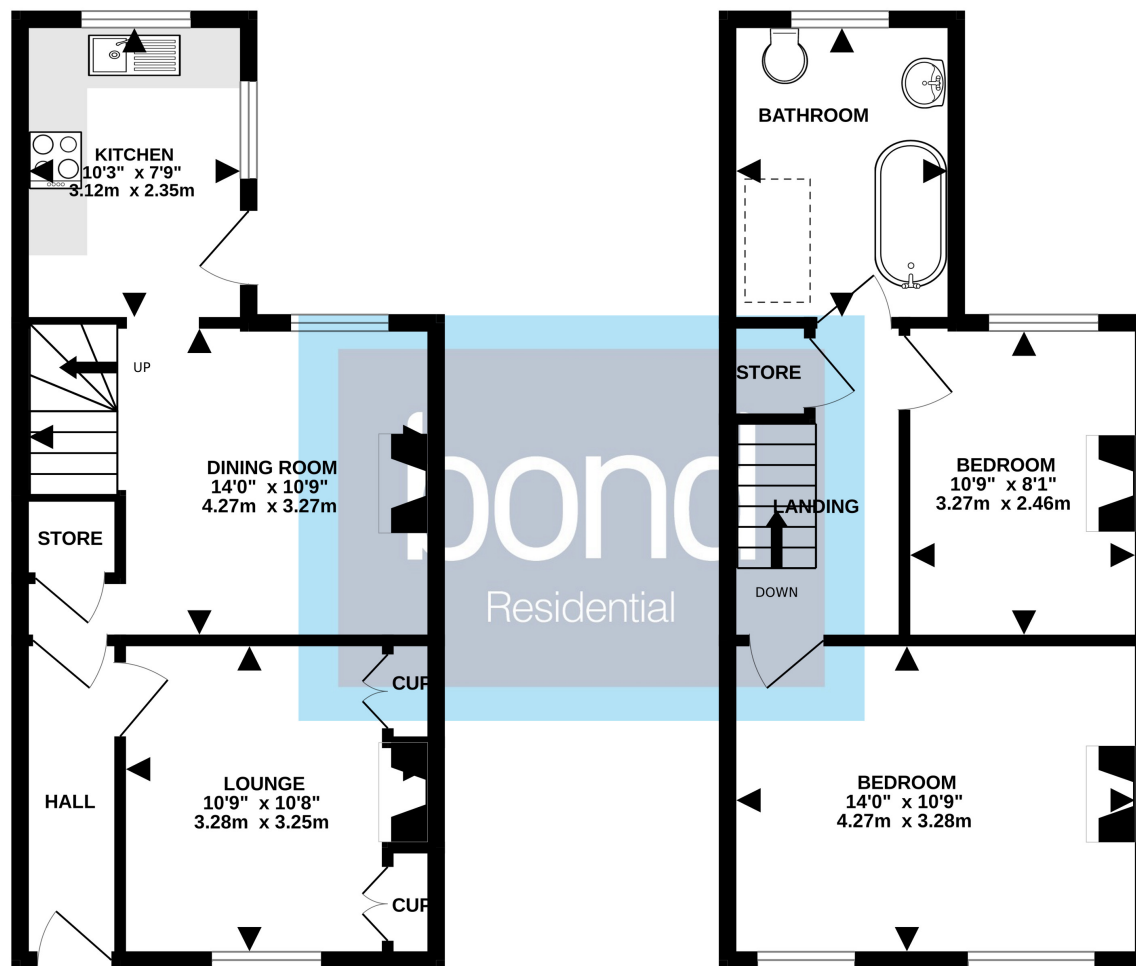






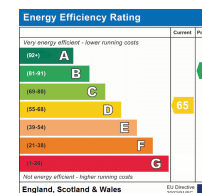






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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78, New London Road,  
Chelmsford, Essex, CM2 0PD  
Telephone: 01245 500599  
Website: [www.bondresidential.co.uk](http://www.bondresidential.co.uk)