



Wharton Drive, Beaulieu Park, Chelmsford, Essex, CM1 6BF

Council Tax Band D (Chelmsford City Council)



Offers In Excess of £450,000 Freehold

Bond Residential are delighted to offer for sale this modern family home situated on the popular Beaulieu Park development.

The property offers an entrance hall, ground floor WC, lounge & kitchen/diner. To the first floor there are three bedrooms and a family bathroom. Outside the property benefits from a driveway to the front of the house which provides off road parking and rear garden with paved patio area.

LOCATION

Situated within the original Beaulieu Park development which forms part of the wider Beaulieu development which is a modern development providing a vibrant new district for Chelmsford offering inspirational architecture and landscape. It has its own unique identity inspired by its rich heritage, offering premium housing and exemplary community facilities. Set around the majestic New Hall School, formerly King Henry VIII's Tudor palace, and its estate parkland, the development is conceived as a series of individually designed neighbourhoods that connect to the wider landscape and countryside. Beaulieu has been designed and driven by the needs and aspirations of the community.

Situated on the north-eastern edge of Chelmsford, Beaulieu provides a complete range of well-designed new homes from one bedroom apartments to five bedroom family houses. The residential areas are supported by a wide range of facilities including Essex's first 'All Through' Beaulieu school which opened in 2018 a collection of community, health, sport and retail amenities together with an extensive network of parkland and green open spaces. Designed to serve as the 'heart' of Beaulieu is the Beaulieu Square Neighbourhood Centre offering local shops, a dentist, vets, Community Centre, day nursery and an education centre. Beaulieu is situated to the North East of the city of Chelmsford, in a highly accessible location between the A130 and the A12 (jct.19). A network of cycleways run throughout Beaulieu and transport connections are to be further enhanced by the opening of the Beaulieu railway station in 2025 and new cycle and footpaths which will provide access to the station which will be conveniently located approximately 1 miles walk away from the property, a bus service provides a convenient connection to Chelmsford city centre and beyond.

Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent ones to larger well know chains serving cuisines from around the world. Along with a thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas. The pedestrianised High Street, two shopping precincts, retail parks as well as several 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.

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 several private schools. 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 new Beaulieu station which is due to open in 2025 will be conveniently located within approximately half a mile of the property.

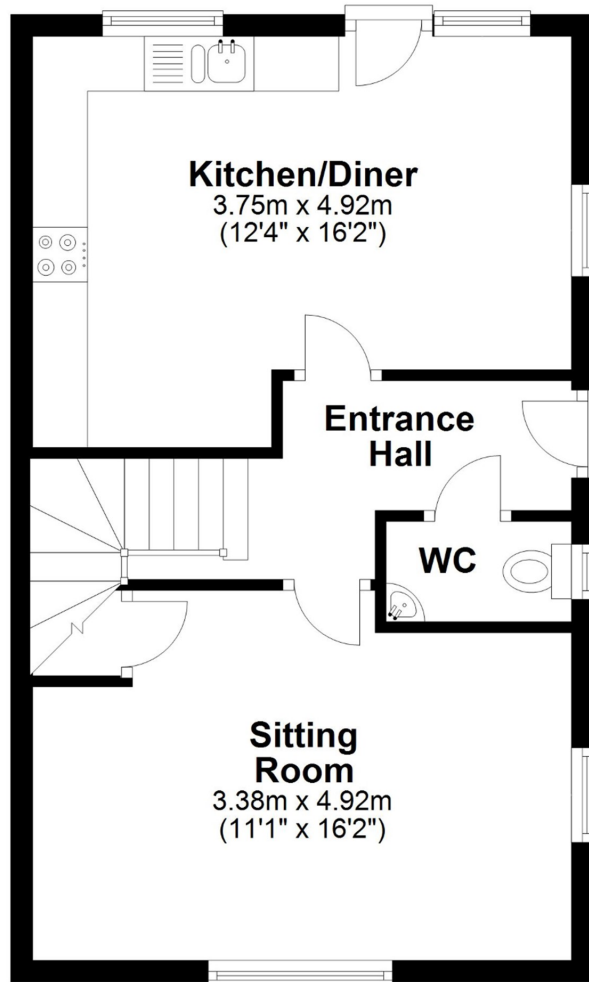
- Semi Detached Family Home
- Lounge
- Gas Central Heating
- Off Road Parking
- Walking Distance of the New Train Station
- Ground Floor WC
- Kitchen/Diner
- Three Bedrooms
- Rear Garden



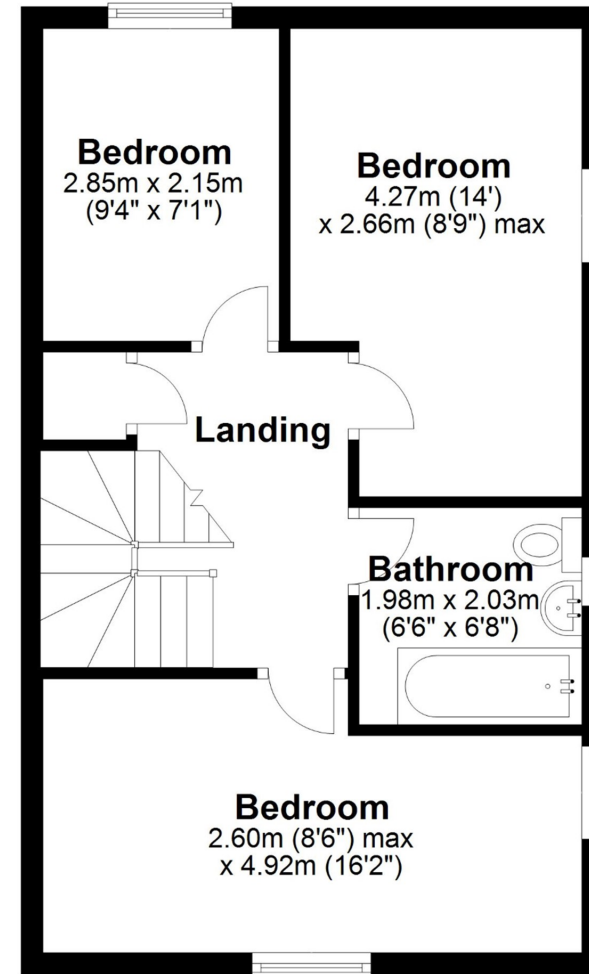




Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA 83 SQ M (890 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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