



Goshawk Drive, Tile Kiln, Chelmsford, Essex, CM2 8XP

3 3 2

£425,000 Freehold



## ACCOMMODATION

This extended semi detached family home is situated within the sought after Tile Kiln development and offers accommodation comprising an entrance porch with cloaks cupboard, playroom/bedroom four with en suite shower room, a living room with fireplace and opening to the dining area with double doors leading to the conservatory which stretches across the rear of the property and overlooks the rear garden, a kitchen completes the ground floor accommodation. To the first floor there is a landing, three bedrooms and a family bathroom with modern white suite.

Externally the property benefits from a block paved driveway to the front, a south facing rear garden with feature paved patio that offers a central artificial lawn and continues to either side and to the end of the garden. At the rear of the garden is Lathcoates Farm and Orchards and the patio area to the rear of the garden benefits from views over the orchards. To the side of the property is a utility area which can be accessed from either the front or rear gardens.

## LOCATION

Tile Kiln is a popular development located on the sought after Southside of Chelmsford situated within 2.5 miles of the city centre, it is extremely popular with families and young professionals as it provides excellent local schools, easy access into Chelmsford city centre as well as out of Chelmsford by car. Mildmay infant and junior Schools are within walking distance of the property and there are two local secondary schools located within a mile of the property. Tile Kiln benefits from a local parade of shops including two takeaways and news agent, the neighbouring Moulsham Lodge also offers a comprehensive range of local amenities. There is a regular bus service which runs through Tile Kiln and provides access to the City Centre.

Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection 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 at the local Chelmer Park, a selection gyms including Riverside Ice & Leisure, there are a selection of golf clubs within the area and the nearby Hylands Park estate and Galleywood Common provide pleasant walks and open spaces.

Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University.

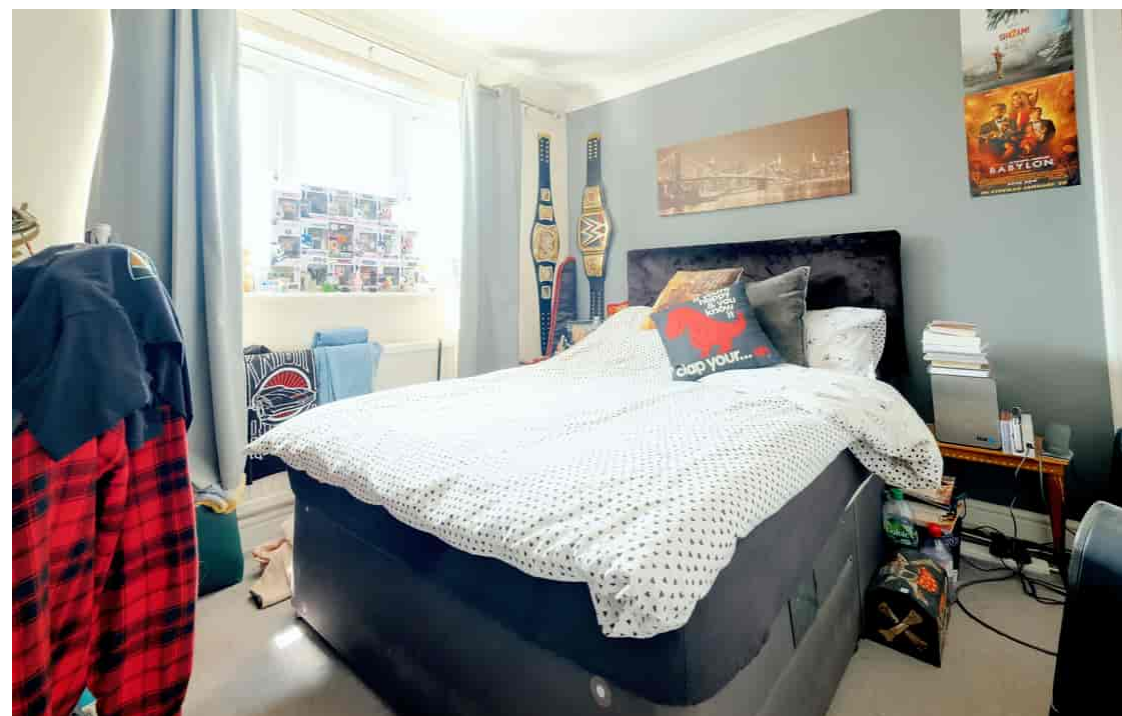
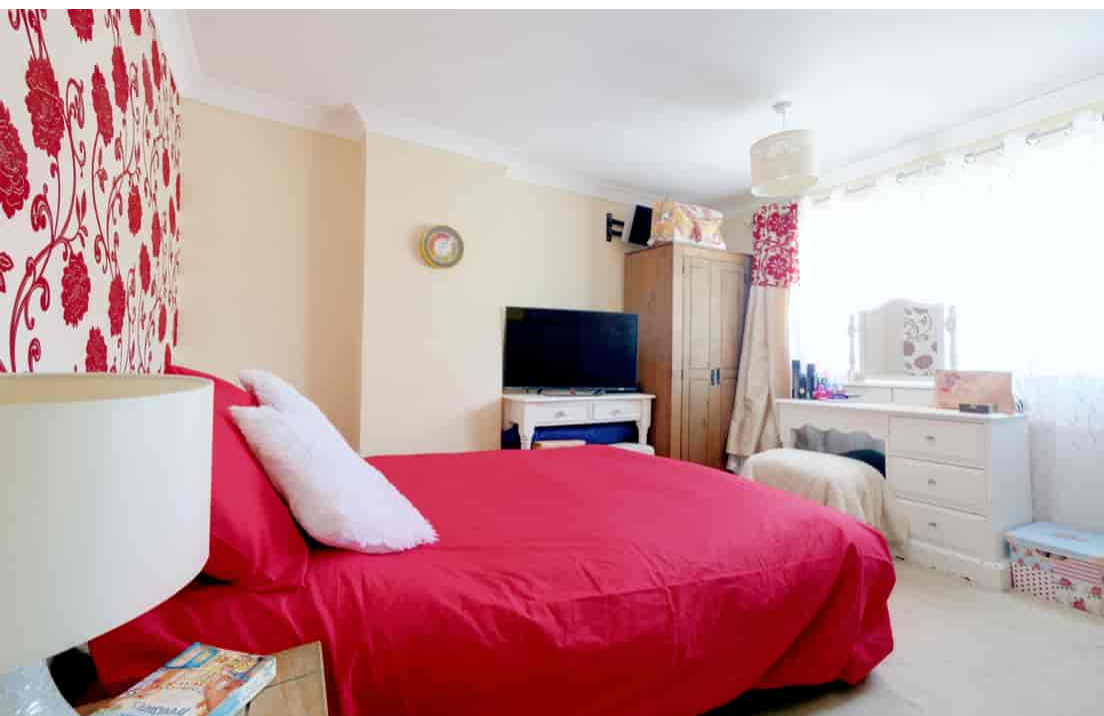
Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, the property is also conveniently located within 2 miles of the A12 and A14 which provide access to the M25 and M11.

- Extended Semi Detached Family Home
- Kitchen
- Three Bedrooms
- Bathroom With Modern White Suite
- South Facing Rear Garden

- Living/Dining Room
- Conservatory
- Playroom/Bedroom Four With En Suite
- Block Paved Driveway
- Backing On To Lathcoates Farm & Orchards





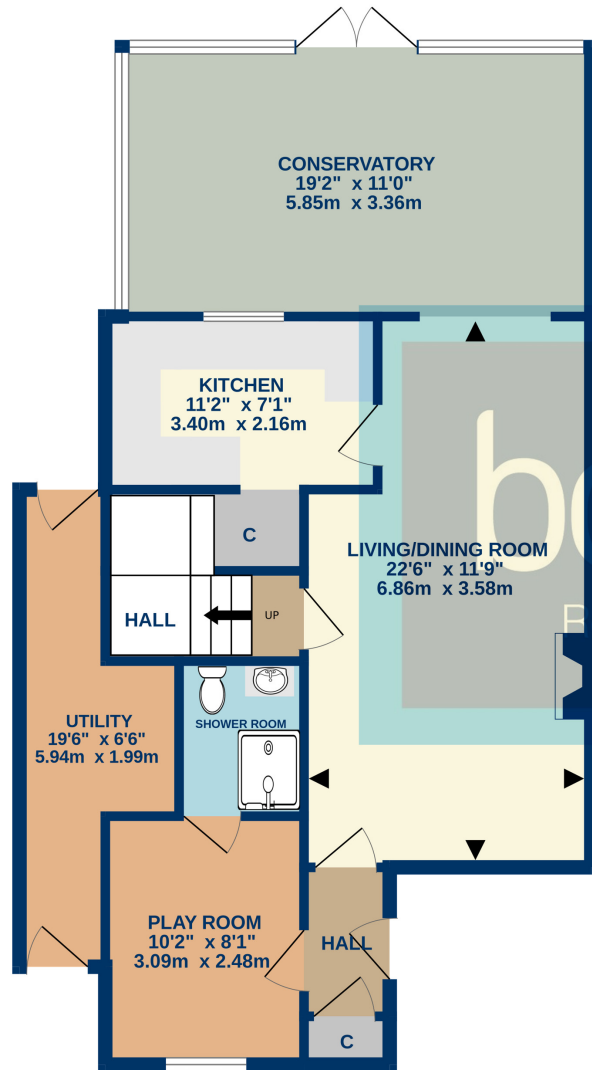




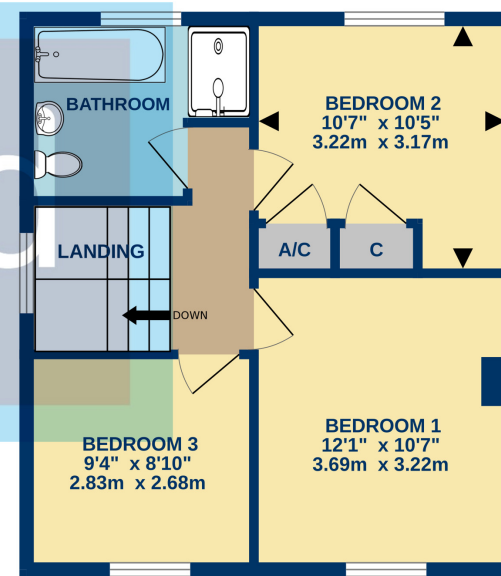




GROUND FLOOR  
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1262 sq.ft. (117.2 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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