



Howard Drive, Chelmer Village, Chelmsford, Essex, CM2 6PE

 3  4  2

£725,000 Freehold

ACCOMMODATION

This extended detached family residence has been well maintained throughout by the current owners and offers accommodation comprising an entrance hall, ground floor cloakroom, living room with feature fireplace, sitting room, utility room and stunning open plan kitchen/dining/family room with integrated appliances, Quartz work surfaces and double glazed bi-folding doors which over look and lead to the rear garden.

To the first floor there are four bedrooms, the master bedroom with en-suite shower room and a family bathroom with modern white suite. Outside the property benefits from a driveway which provides off road parking and in turn leads to the double garage with twin up & over doors and rear garden with paved patio area.

LOCATION

Set in one of Chelmer Villages most desirable roads, Chelmer Village is an extremely popular area for families due to its excellent schooling, local parks and road links. Chelmer Village offers two local primary schools, a range of local amenities including a village square with a selection of shopping facilities including Asda superstore, Chelmer Village Retail Park is situated within a short walk of the property and offers a variety of stores with a selection of well known High Street brands, there are also a selection of pubs and restaurants within the area. The River Chelmer flows along the southern and eastern edges and also forms part of the Chelmer and Blackwater Navigation and is a popular location for fishing, canoeing, dog walking and pleasure walks. There is a regular bus service which runs through Chelmer Village 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 and gyms including the newly refurbished Riverside Ice & Leisure, there are a selection of small parks and open areas spread throughout Chelmer Village.

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, as well as New Hall private school which is situated in the nearby area of Springfield.

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

- One Of Chelmer Village's Premier Roads
- Extended Detached Family Residence
- Two Reception Rooms
- Gas Central Heating

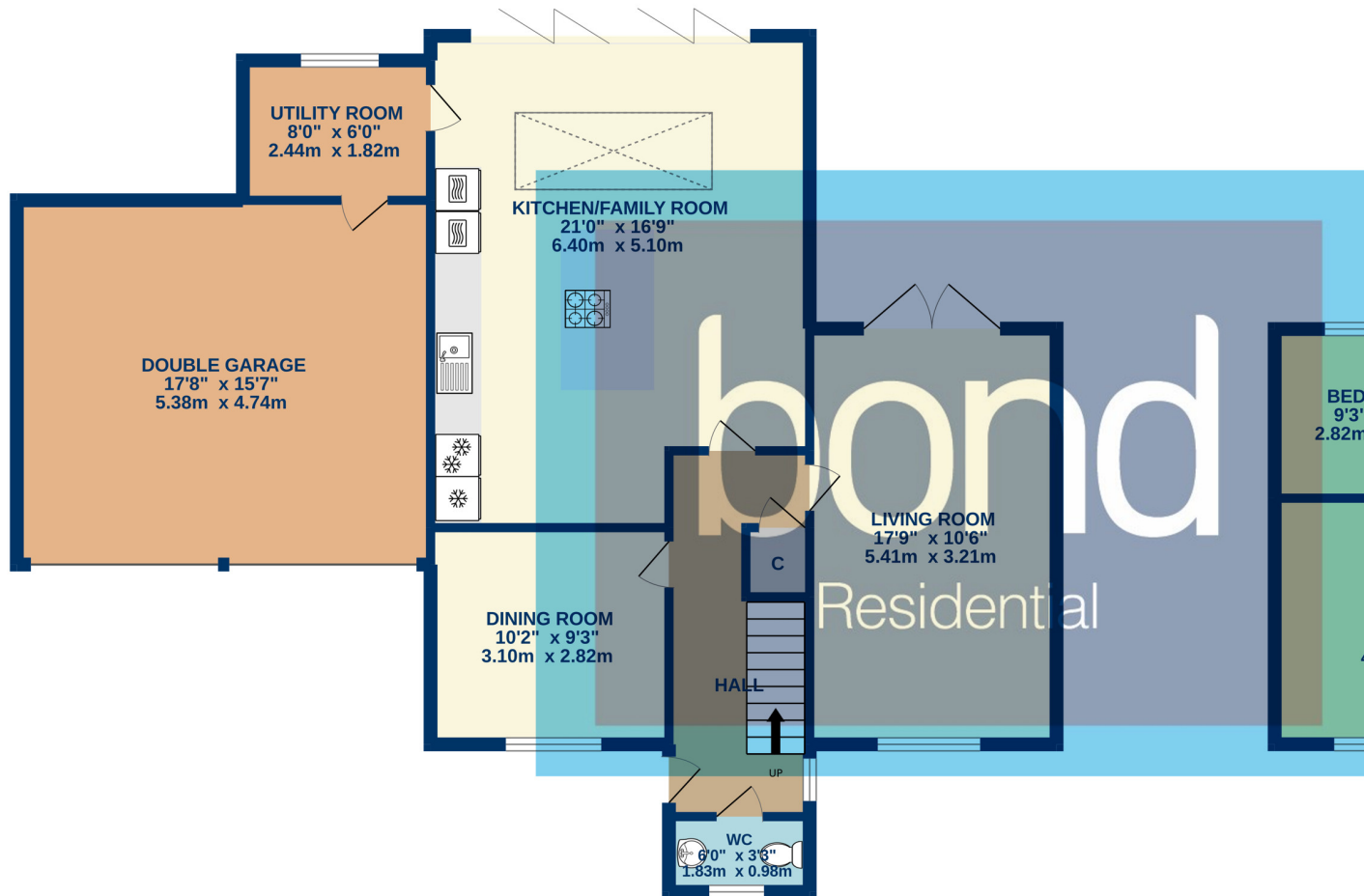
- Stunning Open Plan Kitchen/Family Room
- En-Suite To Master Bedroom
- Utility Room
- Double Garage



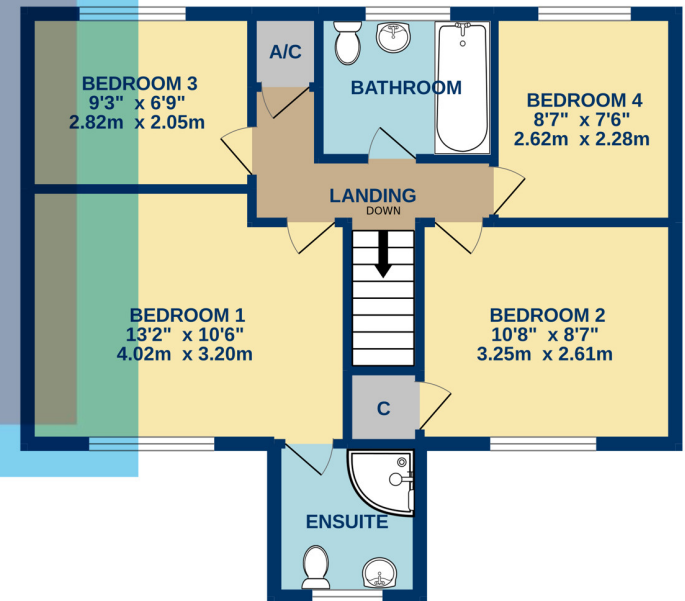




GROUND FLOOR
1036 sq.ft. (96.3 sq.m.) approx.



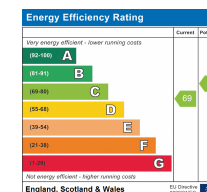
1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1547 sq.ft. (143.7 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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