

Hillside Grove, Chelmsford, Essex, CM2 9DA



Energy Efficiency Rating E



Offers In Excess of £550,000

Hillside Grove, Chelmsford, Essex, CM2 9DA



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		83
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E	49	
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Bond Residential are delighted to offer for sale this bay fronted detached family residence situated within walking distance of the City centre.

The property offers an entrance hall, ground floor cloakroom, living room and open plan kitchen/diner with built in oven & hob. To the first floor there are four bedrooms, the main bedroom benefits from a dressing room and en-suite shower room, the family bathroom with modern white suite completes the first floor accommodation. There is a driveway to the front of the house which provides off road parking. The rear garden is a real feature of this lovely home with an extensive lawn, shrubs & hedging and paved patio area.

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. 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 a selection of private schools.

- **Detached Family Residence**
- **Ground Floor WC**
- **Living Room**
- **Open Plan Kitchen/Diner**
- **Four Bedrooms**
- **Dressing Room & En-Suite To Master Bedroom**
- **Family Bathroom**
- **Driveway To Front**
- **Established Rear Garden**

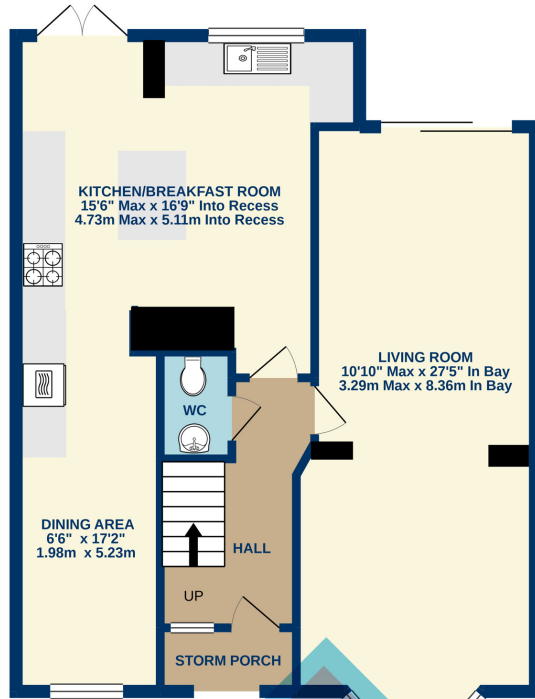


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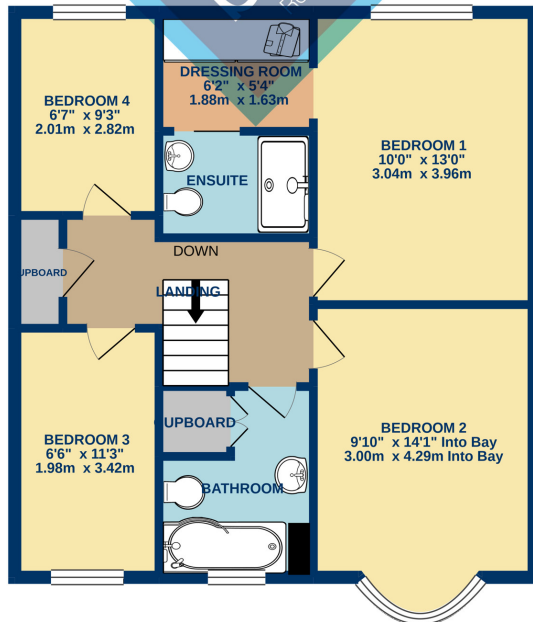
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GROUND FLOOR



1ST FLOOR



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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FLOORPLAN



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