



Anvil Way, Springfield, Chelmsford, Essex, CM1 6SZ

Council Tax Band E (Chelmsford City Council)

 3  4  2

£625,000 Freehold

ACCOMMODATION

This modern detached family home is situated in a mews setting within a cul-de-sac location and is presented in excellent decorative order with accommodation comprising an entrance hall, living room with feature bay window and fireplace, open plan kitchen/dining room with high gloss white kitchen with Quartz work surfaces and feature lighting, conservatory, utility in matching high gloss white units, a cloakroom completes the ground floor accommodation. To the first floor there is a master bedroom with en suite shower room, three further good sized bedrooms and family bathroom.

Externally the property benefits from a front garden with feature display area with flower and shrubs and covered with slate chippings, driveway providing off road parking and leading to an integral garage. The rear garden is south facing and comprises a composite decking area, lawn, paved patio and various flower and shrub borders and display beds.

LOCATION

Anvil Way is situated in the Springfield area of Chelmsford which is located to the North east of the city centre. Springfield is an extremely popular area for families due to its excellent schooling, local parks and road links. Springfield offers a selection of local primary schools, Boswells high school which is also a performing arts college, a range of local amenities including a selection a small shopping parades, to the northern edge of Springfield is the new Beaulieu development which offers a range of local shops and amenities. There is a regular bus service which runs through Springfield 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 Springfield including Arun park which leads to the Bunny Walks which provides a pleasant riverside walk and cycle path into the city centre.

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 on the edge of Springfield.

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

TENURE: FREEHOLD

COUNCIL TAX BAND - E

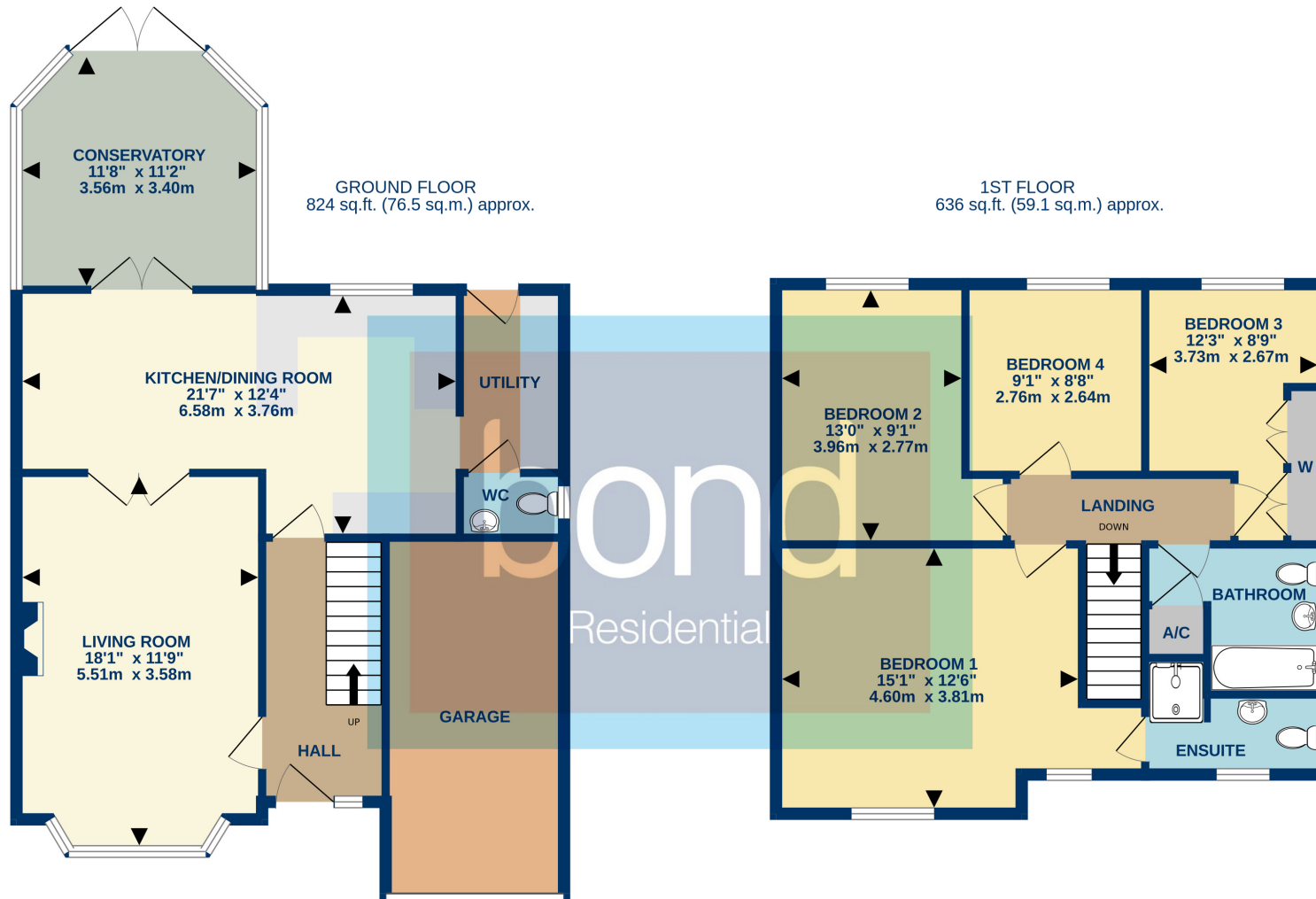
- Modern Detached Family Home
- Open Plan Kitchen/Dining Room
- Utility Room & Cloakroom
- Four Bedrooms
- South Facing Landscaped Rear Garden
- Living Room With Bay Window
- Conservatory
- Master Bedroom With En Suite
- Garage & Driveway
- Cul De Sac Location











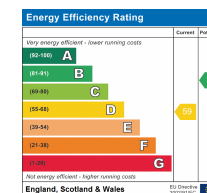
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TOTAL FLOOR AREA : 1459 sq.ft. (135.6 sq.m.) approx.

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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