



Well Lane, Galleywood, Chelmsford, Essex, CM2 8QZ

Council Tax Band F (Chelmsford City Council)

 3  4  1

£680,000 Freehold

ACCOMMODATION

Bond Residential are delighted to offer this extended detached dwelling situated on a corner plot and featuring a carriage driveway which provides access to the larger double garage/workshop and carport to the other side of the property.

Internally the property benefits from a large reception hall, cloakroom, kitchen/dining room, living room and conservatory to the ground floor. To the first floor the master bedroom has a fitted wardrobe with double doors also providing access to an additional room which could be used as a dressing room/home office or as the current owners have explained it was used as an additional bedroom, there is a further double bedroom with fitted wardrobes and further single bedroom, the bathroom offers a four piece suite with separate shower cubicle.

Externally the property features a 36' x 60' frontage with mature planting and carriage driveway providing off road parking for numerous vehicles, to one side of the property is a carport and to the other a 29'3 x 18'1 garage and workshop with part vaulted roof and electric double garage door. The rear garden has been cleverly landscaped by the current owners and features a selection of mature beds and borders, a vegetable garden area, several seating areas and lawn and measure 75' x 63' (max).

In our opinion the property offers excellent potential to be extended or remodelled subject to obtaining the relevant planning permission required.

LOCATION

The property is set in Well Lane within the Galleywood area of Chelmsford which is located on the southern outskirts of the city and is home to Chelmer Park which offers a wide range of sporting activities. It is also famous for Galleywood common which was declared a nature reserve in 1993 and comprises 175 acres which includes the common and adjacent woodland and is a popular destination for dog walkers. The village provides easy access to A12 and offers a range of local shops, library, pubs and primary schools as well as regular bus services into Chelmsford City Centre which is under four miles away.

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 the home to Essex County Cricket Club. The Cathedral is in the heart of the city.

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.

TENURE - Freehold

COUNCIL TAX BAND - F

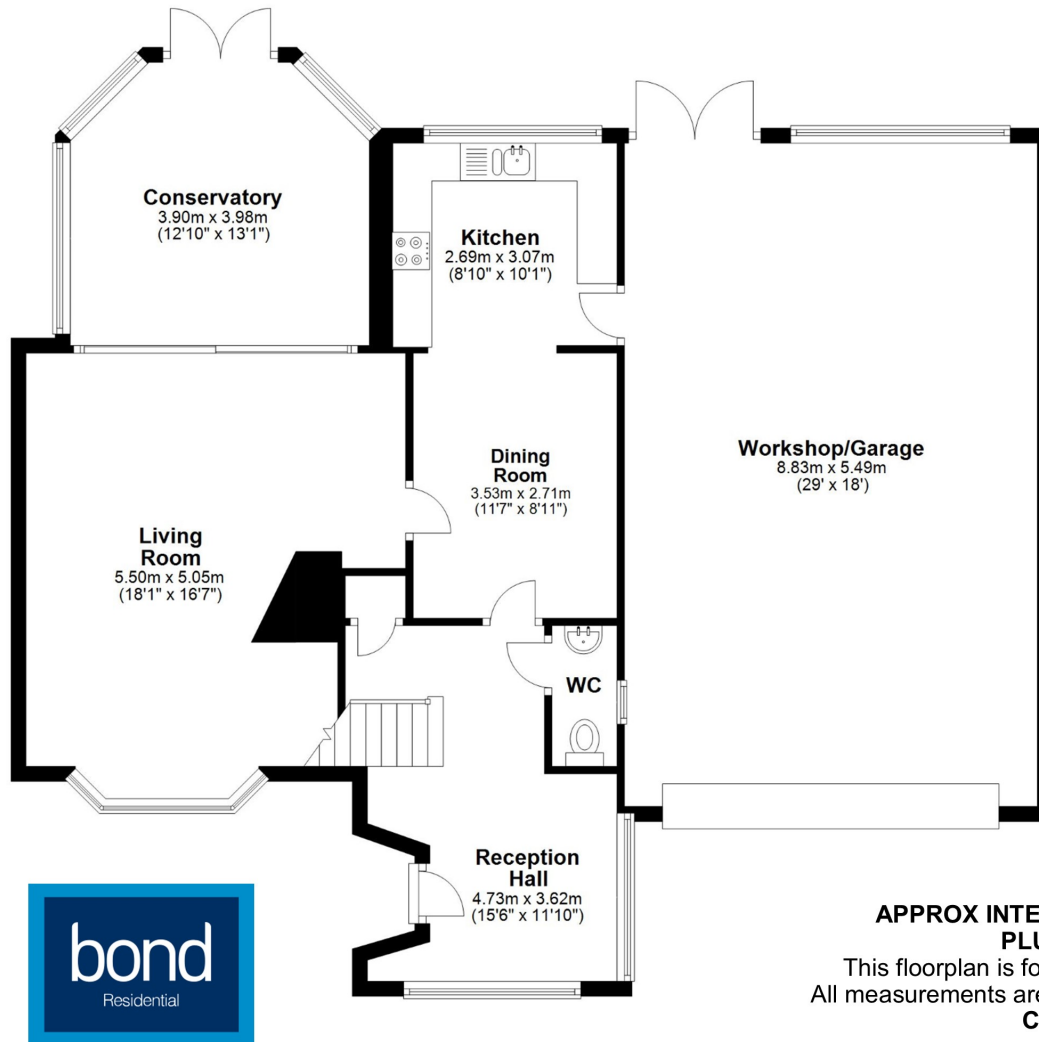
- Extended Detached Family Home
- Two Reception Rooms & Conservatory
- Reception Hall
- Fitted Kitchen



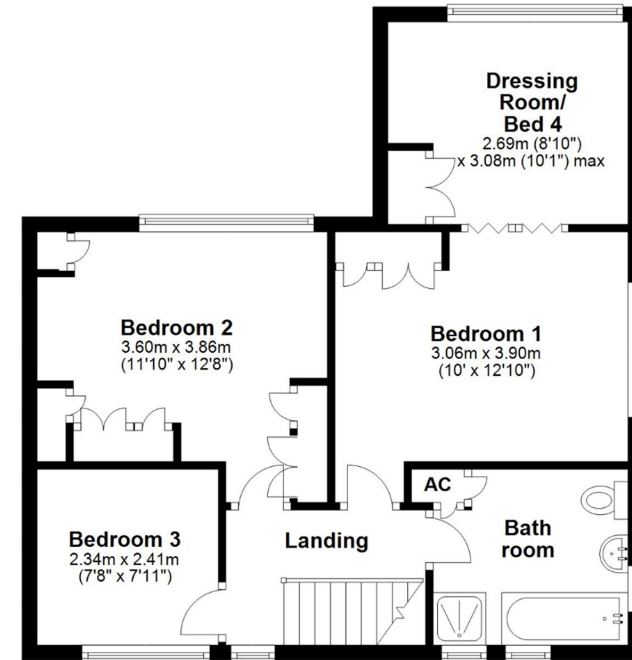




Ground Floor



First Floor



**APPROX INTERNAL FLOOR AREA 128 SQ M (1370 SQ FT)
PLUS GARAGE (49 SQ M 530 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
Copyright Bond Residential 2023



78, New London Road,
Chelmsford, Essex, CM2 0PD
Telephone: 01245 500599
Website: www.bondresidential.co.uk

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008. Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.

