



Longstomps Avenue, Chelmsford, Essex, CM2 9BY

Council Tax Band D (Chelmsford City Council)



Offers in Excess of £800,000 Freehold

ACCOMMODATION

Bond Residential are delighted to offer for sale this stunning example of a bay fronted semi-detached family home which has been extended and much improved by the current owners with accommodation laid out over three floors.

The ground floor offers a spacious entrance hallway with engineered oak flooring giving access to a separate sitting room with feature fireplace and bespoke bookcases. Continuing to the end of the hallway brings you to the heart of the home, the open plan kitchen, dining and family room overlooking and leading to the mature rear garden. The roof lantern and bi fold doors allow a wealth of natural light into this living area. The beautifully presented handmade kitchen was constructed by Blackstone Kitchens featuring quartz work surfaces, centre island/breakfast bar seating area and integrated appliances. Accessed via the kitchen is the pantry/utility room & cloakroom all benefiting from limestone floor tiles.

To the first floor there are two double bedrooms one with a feature bay window, two single bedrooms, one currently being utilized as a guest bedroom/study and the other a dressing room with freestanding wardrobes. A contemporary shower room & separate bathroom with freestanding bath in matching colour schemes completes this floors accommodation. The second floor comprises a master bedroom with fitted wardrobes and an en suite shower room with a modern suite.

Externally the property benefits from a gravel driveway providing off road parking for multiple vehicles and leading to the store room which benefits from a mezzanine level for additional storage, the remainder of the front garden is laid to lawn and is retained by a low level fence to one side & hedging to the others. The established rear garden comprises two paved patio seating areas, mature shrubs, lawn, hedging and has the added bonus of backing on to and with access to John Shennan Playing Field.

To appreciate the attention to detail and high specification fittings throughout the home, it must be viewed internally! Additionally, the heating system for the home was completely renewed in 2016 with a Vaillant smart wireless controlled thermostat (Vaillant's own version of Nest/Hive smart thermostat), there is also a monitored intruder alarm fitted to the home.

LOCATION

The property is located in the highly desirable Longstomps Avenue which is within easy access of the A12 and conveniently located within 1 mile of Chelmsford city centre. There are a selection of local amenities within walking distance of the property with a local parade of shops which includes a newsagents, chemist and doctors within a 0.3 of a mile of the property at the top of Wood Street and Tesco superstore at the other end. The property is spoilt for local schooling with a selection of outstanding private schools, two hugely popular primary schools in Moulsham Infants & Juniors and Mildmay, as well as Moulsham senior school all within a mile of the property. A regular bus service runs along Gloucester Avenue & Galleywood Road providing 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 a John Lewis store.

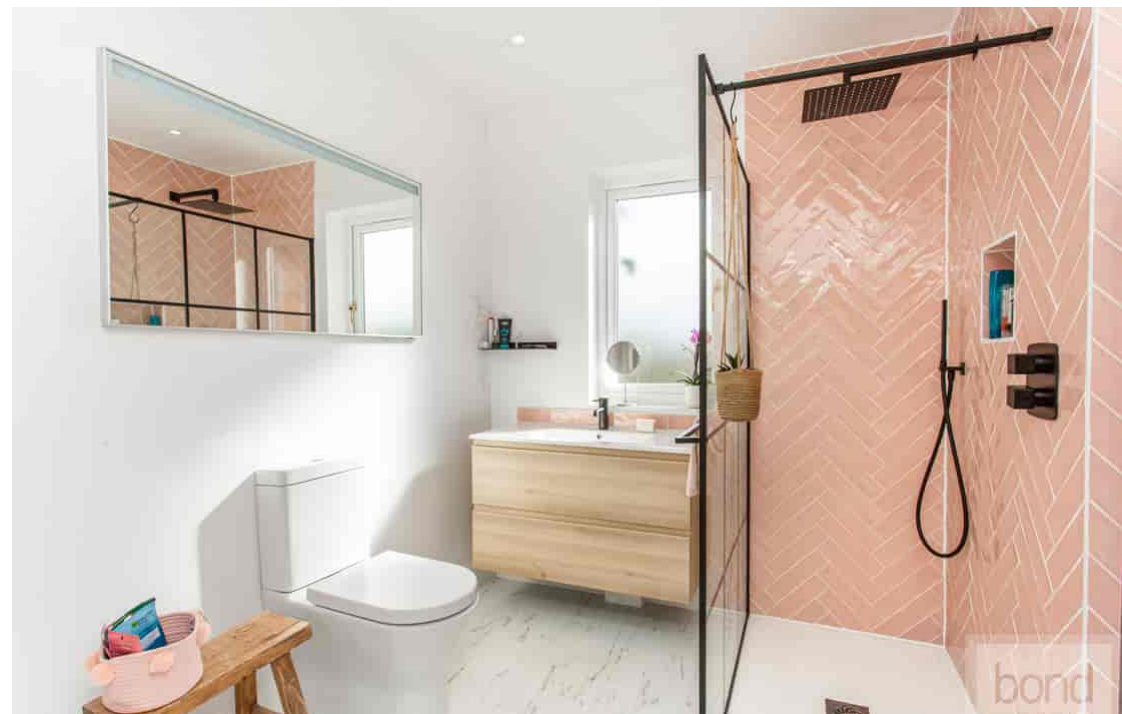
Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs at the local Chelmer Park, a selection gyms including the newly refurbished Riverside Ice & Leisure centre. There are a selection of golf clubs within the area including Chelmsford golf club which is within a mile of the property and the nearby Hylands Park estate, Chelmer Park and Galleywood common provide pleasant 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 Anglia Ruskin University.

Chelmsford's mainline station is located within 1.5 miles of the property and provides a direct service to London Liverpool St with a journey time of approximately as 32 minutes, also conveniently located within 2.5 miles of the A12 and A414 which provide access to the M25 and M11.

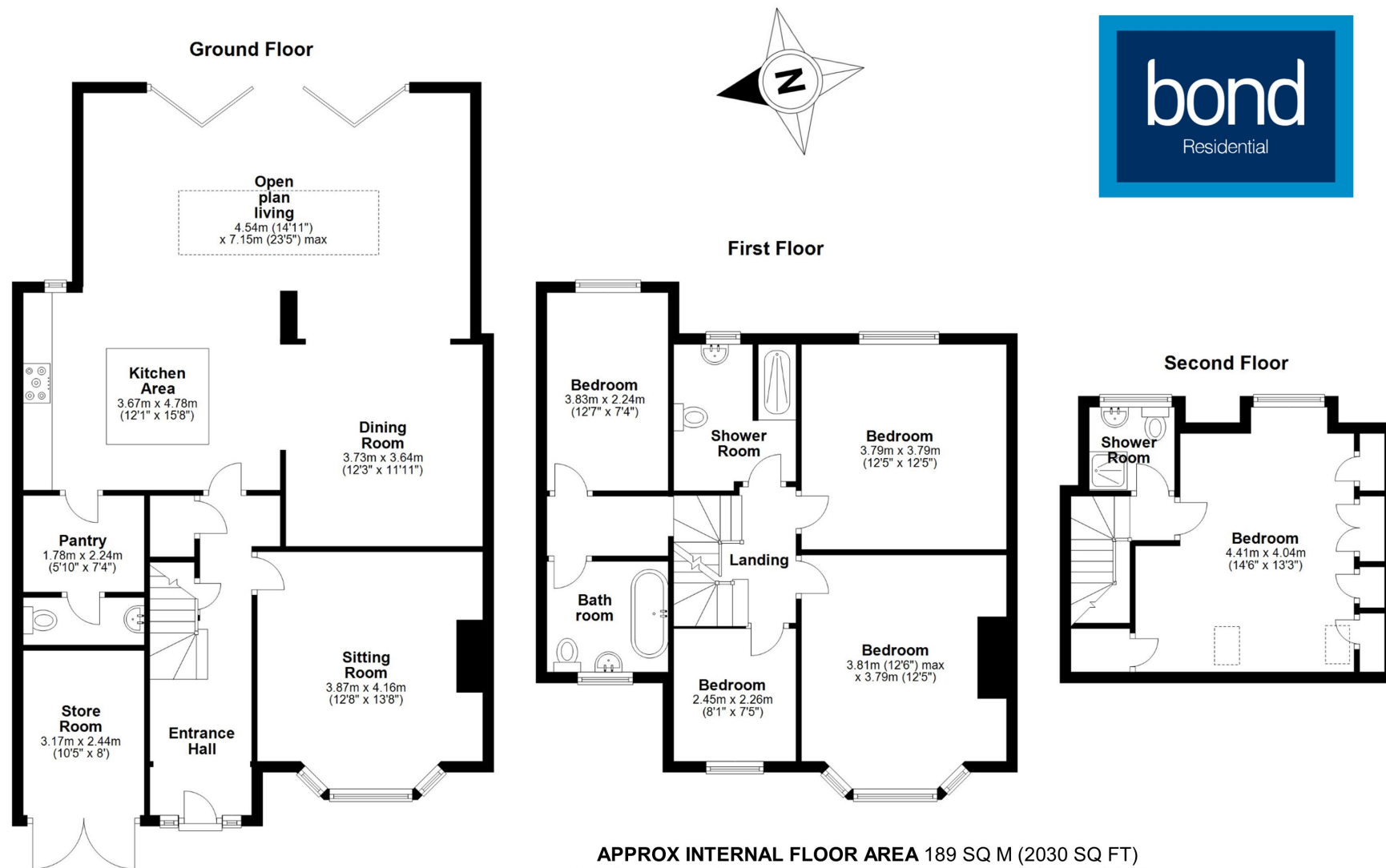
- **Extended & Much Improved Semi Detached Family Home**
- **Bespoke Fitted Kitchen by Blackstone Kitchens**
- **Master Bedroom With Fitted Wardrobe & En Suite**
- **Separate Living Room**
- **Highly Desirable Location**
- **Open Plan Kitchen, Dining & Family Room With Bi-Folding Doors**
- **Shower Room & Separate Bathroom To First Floor**
- **Pantry/Utility Room + Downstairs Cloakroom**











APPROX INTERNAL FLOOR AREA 189 SQ M (2030 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
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