



18 Lister Tye, Chelmsford, Essex, CM2 9LS

Council Tax Band F (Chelmsford City Council)

 2  4  2

Guide Price £600,000 Freehold

Bond Residential are delighted to offer for sale this modern detached family home conveniently located within 1.1 miles of Chelmsford city centre. The property comprises an entrance hall with useful storage cupboard and cloakroom, a dual aspect living room benefits from an abundance of natural light with a bow bay window to front and patio doors that overlook and lead to the rear garden, separate dual aspect dining room which could also be utilised as an additional sitting room, fitted kitchen/breakfast room with double doors overlooking and leading to the rear garden. To the first floor there is a landing and four bedrooms, with the master bedroom featuring fitted double wardrobes and en suite with modern white suite, family bathroom with modern white suite.

Externally the property is set in a mews setting with front garden, block paved driveway leading to a double garage with twin up and over doors, west facing rear garden with raised decking area and lawn.

LOCATION

Lister Tye forms part of the Princes Gate development which is conveniently located off Princes Road, the property is conveniently located for local infant and junior schools which are both rated good in their latest OFSTED reports as well as Moulsham High school, The Real School guide 2020 places Moulsham High School in the top 10 of ALL schools, including independent and Grammar Schools, in Essex.

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 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 at the local Chelmer Park, a selection of gyms including the newly refurbished Riverside Ice & Leisure, there are a selection of golf clubs within the area and the nearby Hylands Park estate and Galleywood Common provide pleasant walks and 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 Anglian Ruskin University.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, the property is also conveniently located within 2 miles of the A12 and A414 which provide access to the M25 and M11.

- Modern Detached Family Home
- Fitted Kitchen/Breakfast Room
- Four Bedrooms
- Family Bathroom With Modern White Suite
- Rear Garden
- Two Reception Rooms
- Cloakroom
- Master Bedroom With Built In Wardrobes And En suite
- Double Garage & Driveway
- Situated Within 1.1 Miles Of Chelmsford City Centre



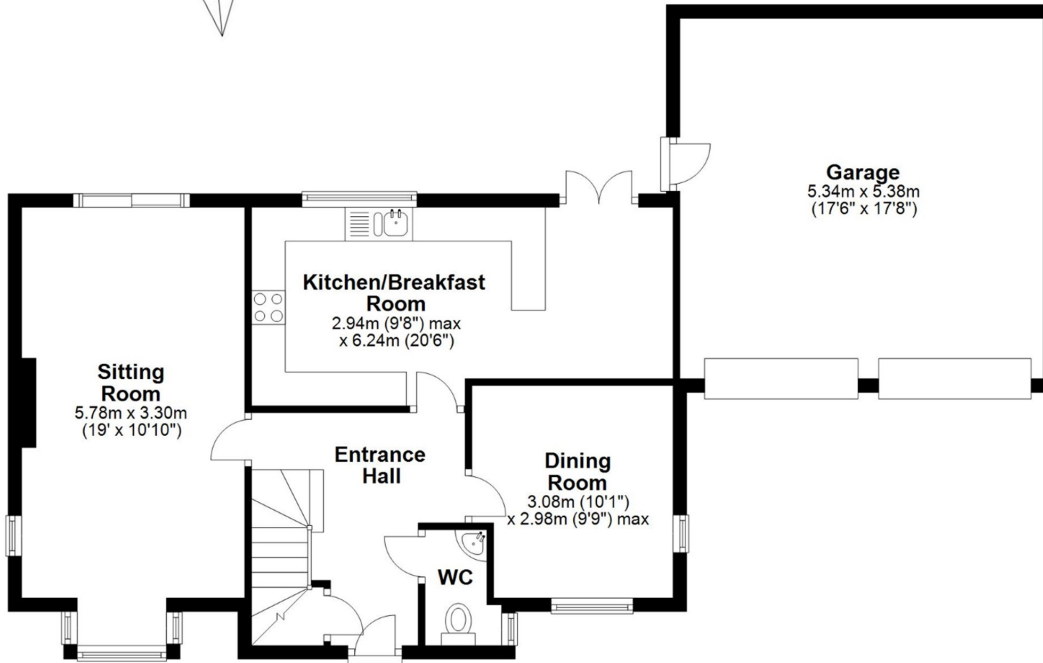
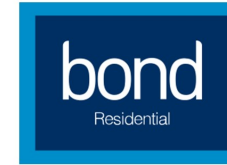




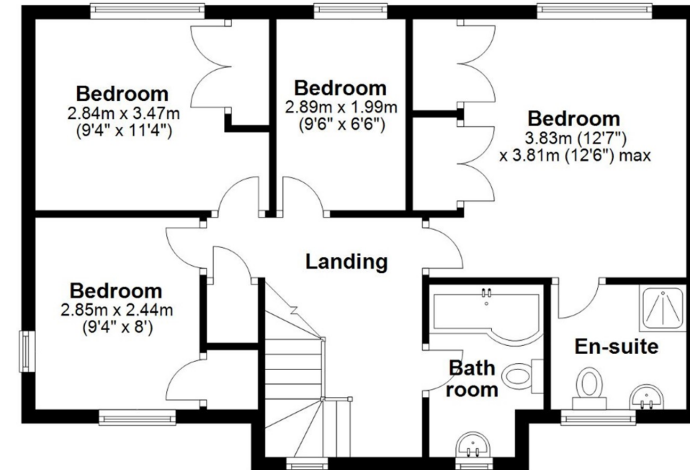




Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA 146 SQ M (1580 SQ FT) (Including Garage)
 This floorplan is for illustrative purposes only and is **NOT TO SCALE** all measurements are approximate
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78, New London Road,
 Chelmsford, Essex, CM2 0PD
 Telephone: 01245 500599
 Website: www.bondresidential.co.uk

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