



Avenue Road, Great Baddow, Chelmsford, Essex, CM2 9TY

Council Tax Band D (Chelmsford City Council)

 3  3  2

£595,000 Freehold

ACCOMMODATION:

Bond Residential are delighted to offer this established extended semi detached family home which features accommodation comprising of an entrance hall, living room with bay window and fireplace, dining room which is open to the fitted kitchen, sitting room which could also be used as a bedroom with en suite shower room facilities which in turn also connects to the utility room. To the first floor there are three bedrooms, two of which feature fitted wardrobes and a family bathroom.

Externally the property offers a driveway providing off road parking for numerous vehicles and a mature 75' landscaped south facing rear garden with a large patio area, lawned area and two detached outbuildings, which could be used for a multitude of uses such as a games room, home gym or either could be set up to work from home or run a small business from.

In our opinion the property is presented to a very high standard and an internal viewing is highly recommended.

LOCATION:

Avenue Road is situated off Beehive Lane within the sought after Great Baddow area of Chelmsford on the highly desirable South side of Chelmsford. Avenue Road is conveniently located bordering the Great Baddow area as well as the Moulsham Lodge area and therefore benefits from offering a selection of hugely popular schools within walking distance of the property.

Great Baddow High School is situated within 0.4 of a mile of the property and Beehive Lane primary school is located within 0.6 of a mile of the property. Moulsham Lodge offers the Moulsham school campus which is within 0.9 of a mile of the property and offers a local infants and junior schools as well as Moulsham High school.

There is a selection of local shops within easy access of the property in the nearby Beehive Lane, Gloucester Avenue and Dorset Avenue that provide a range of day to day amenities.

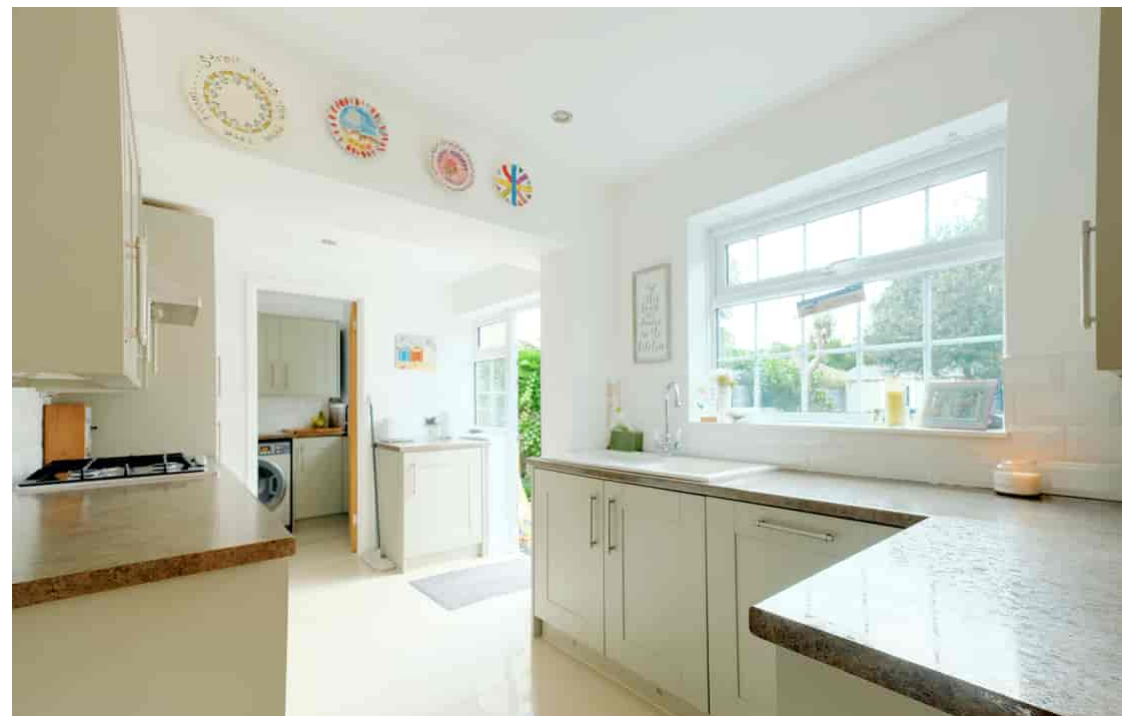
Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised 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 at the local Chelmer Park, a selection gyms including the 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.

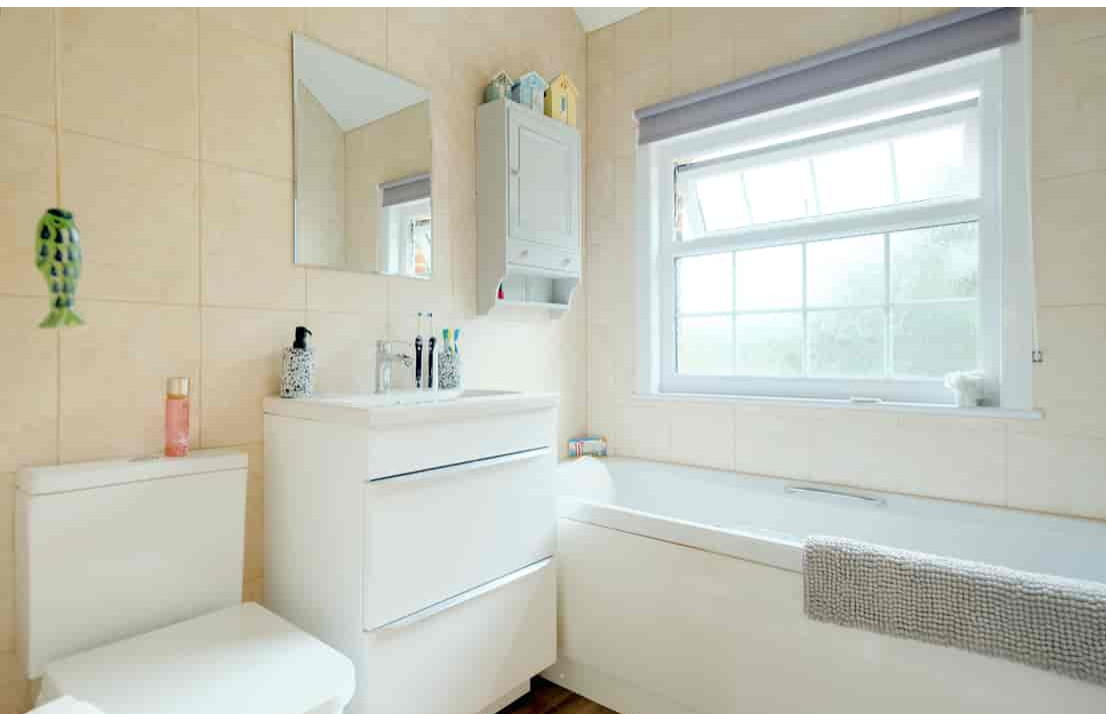
Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University.

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 which provide access to the M25 and M11.

- **Established Semi Detached Home**
- **Fitted Kitchen & Utility Room**
- **Three Bedrooms**
- **Family Bathroom**
- **Two Detached Outbuildings**
- **Three Reception Rooms**
- **Ground Floor Shower Room**
- **Sitting Room Could Be Used as Bedroom Four With En Suite Facilities**
- **75' South Facing Rear Garden**
- **Driveway To Front**





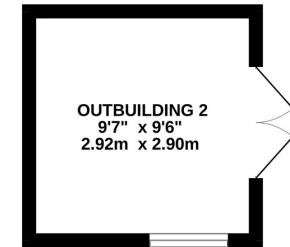
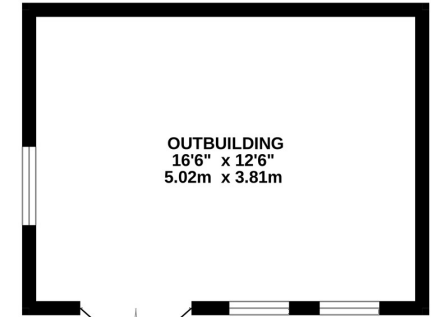
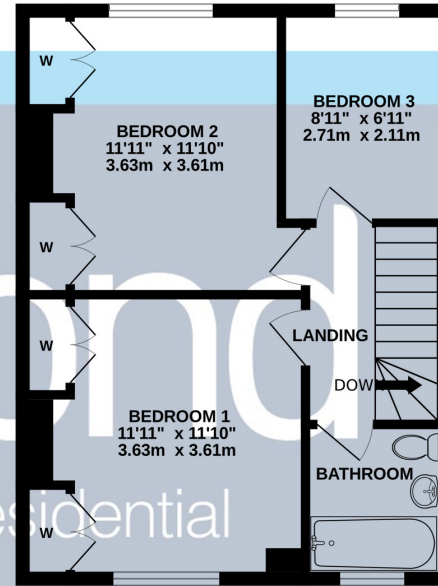
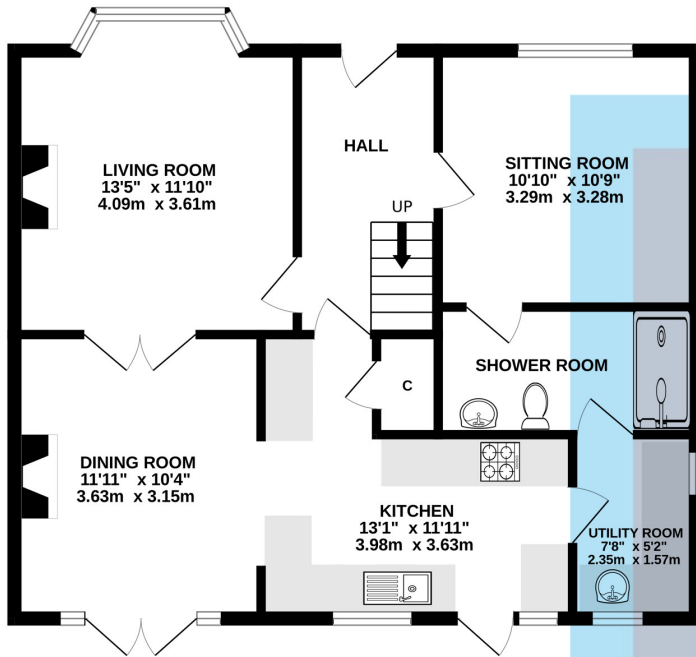




GROUND FLOOR
679 sq.ft. (63.0 sq.m.) approx.

1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.

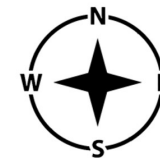
OUTBUILDINGS
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 1390 sq.ft. (129.1 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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