

Lichfield Close, Chelmsford, Essex, CM1 2XW



Energy Efficiency Rating



Guide Price £600,000



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## ACCOMMODATION

This detached family home features an entrance hall, lounge, modern fitted kitchen/diner, conservatory, utility room and a cloakroom completing the downstairs accommodation. To the first floor there is a master bedroom with a fully tiled en suite shower room, three further bedrooms and family bathroom with modern white suite. Externally the property benefits from an un-overlooked rear garden, driveway providing off road parking for vehicles as well as integral garage.

## LOCATION

The property is located in an cul de sac location, conveniently situated within a mile of Chelmsford city centre and mainline station. The property is also within walking distance of both of Chelmsford's highly sought after grammar schools, King Edward VI (KEGS) and The County High School for girls. There are a selection of local primary schools and nursery's within close proximity of the property, Chelmsford also offers a selection of private schools which are in high demand.

Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent to larger well know chains serving cuisines from around the world, along with a thriving nightlife with a selection of bars, the Civic Theatre and two multi screen cinemas. The pedestrianised High Street, two shopping precincts as well as a number of 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. There are a selection of open spaces with Admirals Park being within close proximity and offers pleasant riverside walks through to Central Park and in turn the city centre or through to the village of Writtle.

Chelmsford is a sought after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 30 minutes, Roxwell Road is conveniently positioned within easy access of the A1060 and A414 which provide access to the M11.

- **Detached Family Home**
- **En Suite to Master Bedroom**
- **Within 1 mile of City Centre**
- **Downstairs WC**
- **Kitchen/Diner & Lounge**
- **Conservatory**
- **Driveway & Garage**
- **Utility Room**



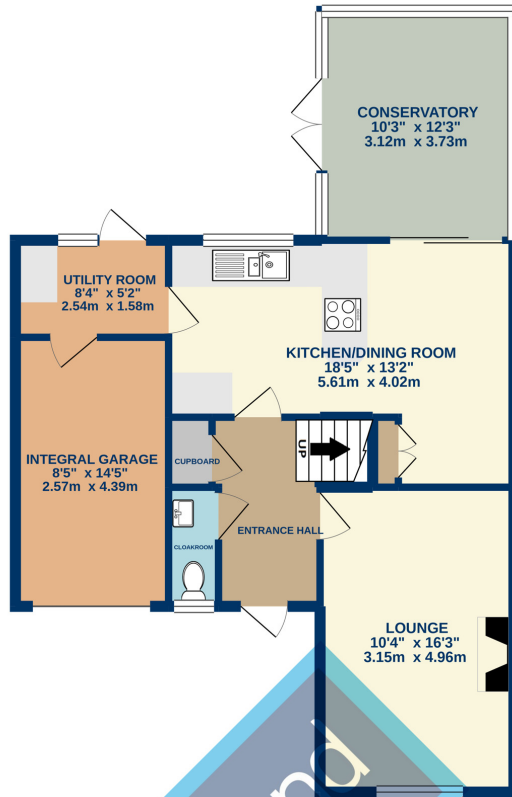
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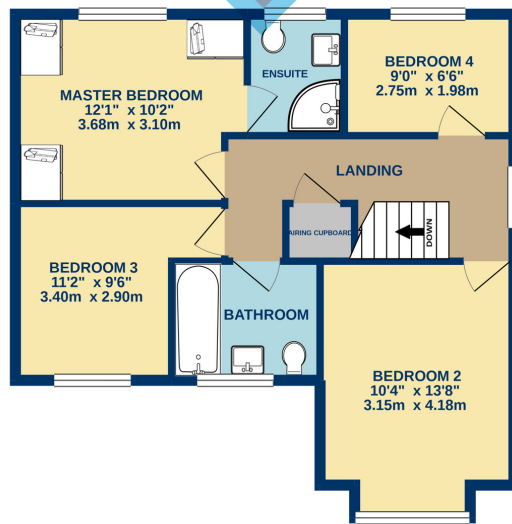
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GROUND FLOOR  
730 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.5 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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# FLOORPLAN



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