



# Robin Way, Tile Kiln, Chelmsford, Essex, CM2 8AU

Council Tax Band C (Chelmsford City Council)



£350,000 Freehold



Bond Residential are pleased to offer for sale this much improved terraced family home set in a walkway position within the popular Tile Kiln development.

The property comprises an entrance porch, living room, dining room & modern fitted kitchen. To the first floor there are three bedrooms and family bathroom with modern white suite. Externally the property benefits from a front garden & rear garden with a garage to the rear.

## LOCATION

Tile Kiln is a popular development located on the sought after Southside of Chelmsford situated within 2.5 miles of the city centre, it is extremely popular with families and young professionals as it provides excellent local schools, easy access into Chelmsford city centre as well as out of Chelmsford by car.

Mildmay infant and junior Schools are within walking distance of the property and there are two local secondary schools located within a mile of the property. Tile Kiln benefits from a local parade of shops including two takeaways and news agent, the neighbouring Moulsham Lodge also offers a comprehensive range of local amenities.

There is a regular bus service which runs through Tile Kiln and provides 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 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 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.

- Terrace Family Home
- Living Room
- Three Bedrooms
- Gas Central Heating
- Garage

- Walkway Position
- Modern Fitted Kitchen
- Family Bathroom with Modern White Suite
- Front & Rear Gardens





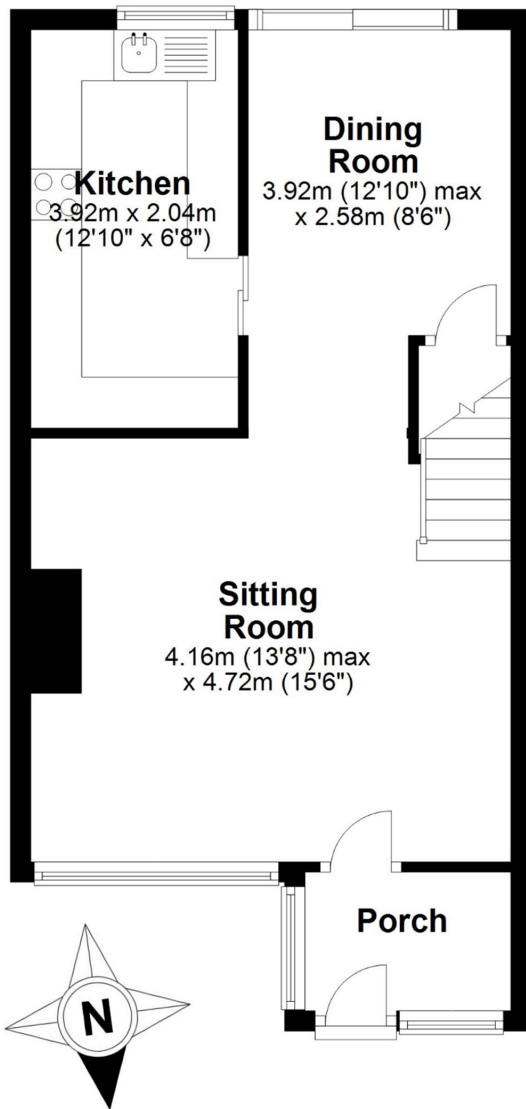




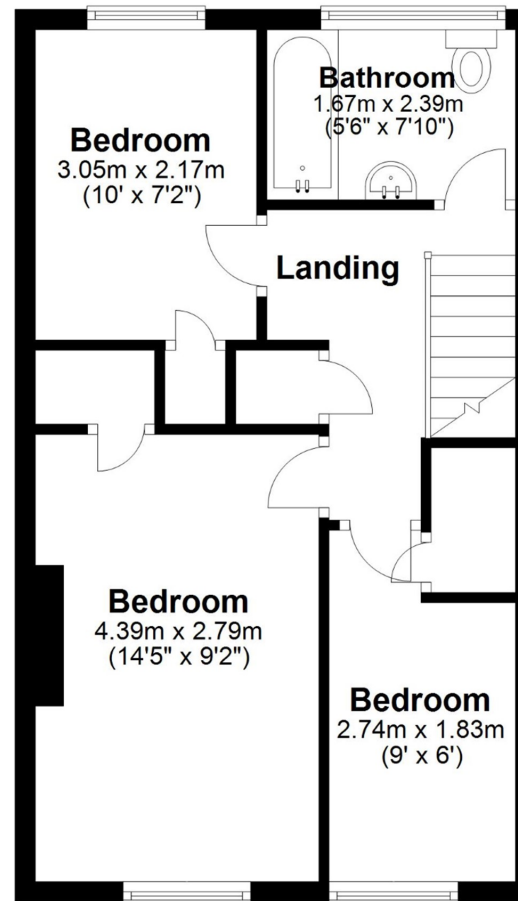




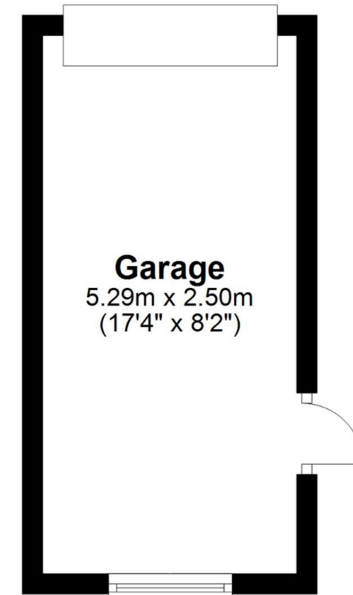
## Ground Floor



## First Floor



## Outbuilding



**APPROX INTERNAL FLOOR AREA 81 SQ M (870 SQ FT)**

**OUTBUILDING 13 SQ M (140 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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