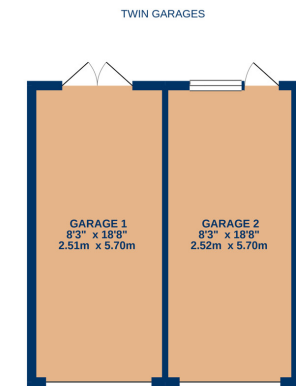
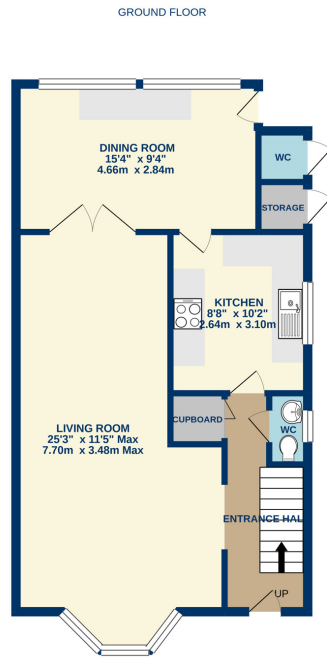


Hill Road, Chelmsford, Essex, CM2 6HW



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



# Hill Road, Chelmsford, Essex, CM2 6HW



## ACCOMMODATION

Bond Residential are delighted to offer for sale this detached family residence situated within easy walking distance of the City centre and mainline railway station. The property was completely rewired in 2017 and has been sympathetically refurbished by the current owners to perfectly restore and infuse the character of the age of the property with the day to day demands of modern living.

The accommodation comprises an entrance hall with feature painted staircase and decorative wall panelling to one wall with ground floor WC. The current owners have created two separate areas within the living room, featuring a seating area around the wood burner and bay window, and a cosy snug area at the other end with the built-in TV. The separate dining room enjoys views over the established rear garden, and leads to a refitted kitchen with Shaker style units. To the first floor there are three good sized bedrooms and a family bathroom with modern suite. Outside, the property benefits from off road parking to the front for up to 2 vehicles, with further parking and twin garages located to the rear for up to a further 4 vehicles. The Rear garden measures 100' excluding the rear driveway and twin garages and is a real feature of this lovely home with the current owners paying particular attention to making the most of the space, having created a patio area, with separate summer dining and seating areas, a children's play area and further paved sun lounge terrace.

This family home really has to be viewed to fully appreciate the improvements the sellers have made which include sand blasting the front elevation to expose the original brickwork as well as adding the decorative wood panelling, the feature log burner, cast iron radiators as well as the modern kitchen and bathroom. Along with the refurbishment programme that the sellers have undertaken they have also looked at improving the efficiency of the property with a number of solar panels on the roof which are on a feed in tariff and, combined with providing lower running costs for day to day living, they provided an additional income of £831 for 2021. A thermodynamic panel is fitted to the rear of the property to heat the hot water, further reducing the sellers' utility costs.

The sellers have also considered further ways in which the home could be improved and two separate planning applications have been granted which would add significant further value to the property. The first of the granted plans give permission to convert and extend the existing twin garages to a detached annexe with bedroom area, shower room, living area and home office with a separate parking space to the rear. As the annexe would have its own independent access, it could be utilised for a variety of purposes which include housing a relative, operating a business or renting out for additional income. The second planning permission that has been granted is for a part two storey part single storey rear extension to create a large open plan kitchen/family/living room, a separate reception room, utility room, cloakroom, three double bedrooms with a master bedroom featuring an en suite and family bathroom. Both sets of drawing and supporting documents are available upon request or available at the Chelmsford city planning portal using the following planning numbers : 20/01142/FUL or 20/01143/FUL. Planning for both developments has been obtained using bespoke designs by Mike Tuck Designs (RIBA) of London.

## LOCATION

Hill Road is situated within easy access of Chelmsford's pedestrianised High Street and mainline station. Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent ones to larger well know chains serving cuisines from around the world. Along with a thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas. The pedestrianised High Street, two shopping precincts, retail parks as well as several 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. Chelmsford is the home to Essex County Cricket Club. The Cathedral is in the heart of the city.

Chelmsford is renowned for its educational excellence and, alongside the local schools, it offers two of the country's top performing grammar schools, Writtle Agricultural College, Anglian Ruskin University, and several private schools. There is a selection of parks and open spaces within close proximity. The Chelmer Valley Nature Trail is just minutes away as are both Riverside retail park and Chelmer Village retail park.

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 32 minutes. Hill Road is also conveniently positioned within easy access of the A12 via Springfield Road.

Tenure : Freehold

Council Tax Band: D

• Detached Character City Centre Family Residence



01245 500599

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£700,000

