



Kirkmans Road, Galleywood, Chelmsford, Essex, CM2 8NW

Council Tax Band B (Chelmsford City Council)



£475,000 Freehold

Bond Residential are delighted to offer for sale this semi detached bungalow situated in Galleywood.

The property offers an entrance hall, living room, fitted kitchen, utility room, three bedrooms and a large four piece family bathroom. Outside the property benefits from a driveway which provides ample off road parking. The rear garden is a real feature of this home with a beautiful paved patio area with space for a hot tub, summerhouse, storage shed and a large work shop to the far end of the garden.

## LOCATION

The property is set just off of Brook Lane within the Galleywood area of Chelmsford which is located on the southern outskirts of the city and is home to Chelmer Park which offers a wide range of sporting activities. It is also famous for Galleywood common which was declared a nature reserve in 1993 and comprises 175 acres which includes the common and adjacent woodland and is a popular destination for dog walkers.

The village provides easy access to A12 and offers a range of local shops, library, pubs and primary schools as well as regular bus services into Chelmsford City Centre which is under four miles away.

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.

- Semi Detached Bungalow
- Fitted Kitchen
- Three Bedrooms
- Gas Central Heating
- Landscaped Rear Garden

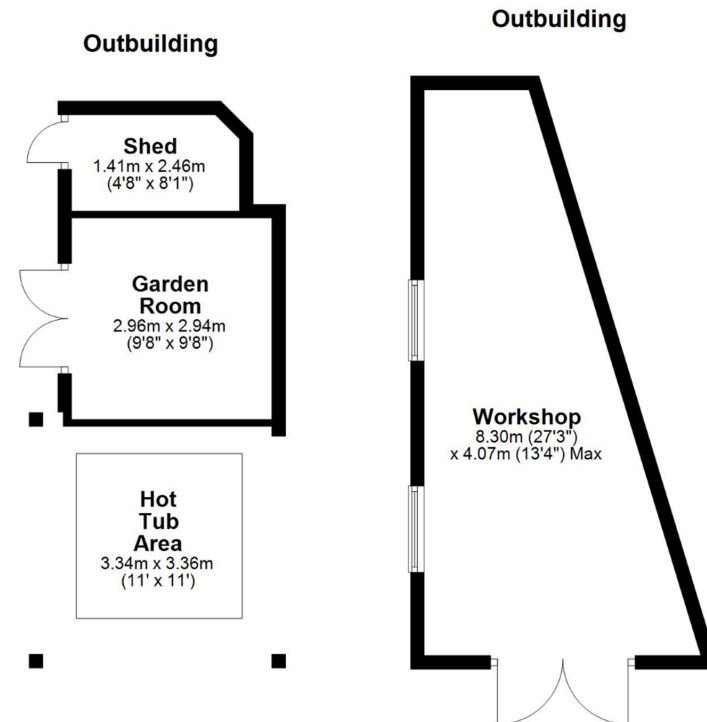
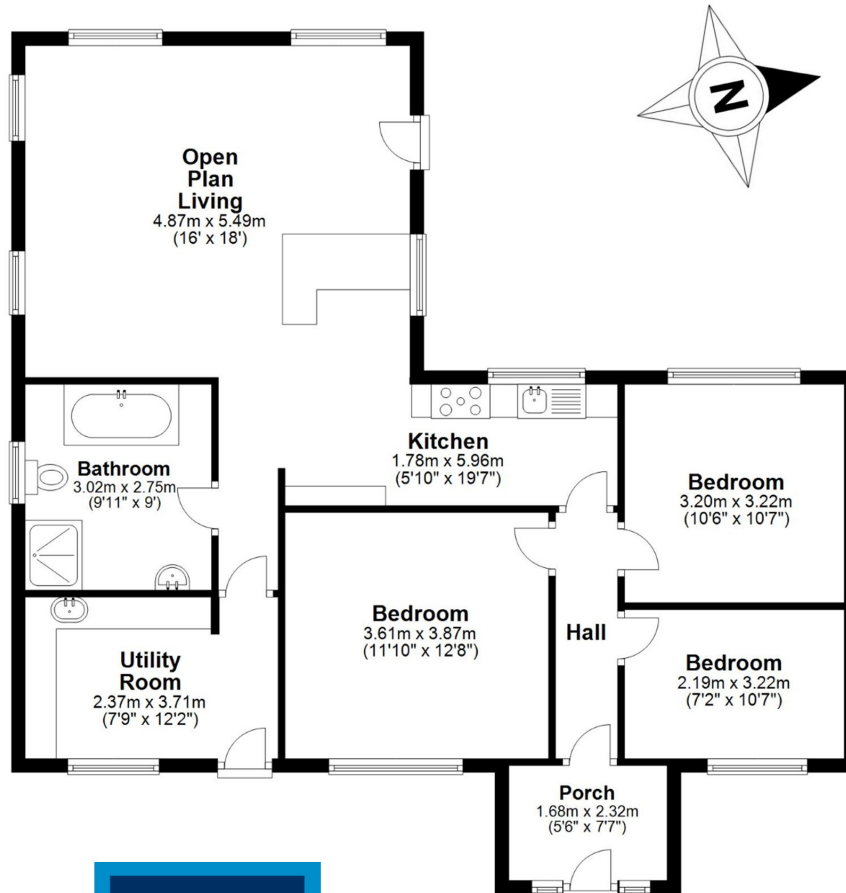
- Living Room
- Utility Room
- Large Family Bathroom
- Ample Driveway Parking
- Workshop & Summerhouse







Ground Floor



**APPROX INTERNAL FLOOR AREA 97 SQ M (1040 SQ FT)  
 PLUS OUTBUILDINGS 47 SQ M (510 SQ FT)  
 TOTAL 144 SQ M (1550 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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