



Linnet Drive, Tile Kiln, Chelmsford, Essex, CM2 8AJ

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£325,000 Freehold

ACCOMMODATION

This terraced family home is situated in a walkway position within the sought after Tile Kiln development and offers accommodation comprising an entrance porch with cloaks cupboard, a living room with fireplace and opening to the dining room with bi fold doors overlooking and leading to the rear garden, kitchen, three bedrooms and a family bathroom with modern white suite.

Externally the property benefits from a front lawned garden, a rear garden with paved patio and lawn with a garage to rear accessed via a service road to the rear of the property.

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.

- Terraced Family Home
- Living Room
- Kitchen
- Walkway Position

- Three Bedrooms
- Dining Room With Bifold Doors Leading The Rear Garden
- Bathroom With Modern White Suite
- Garage To Rear

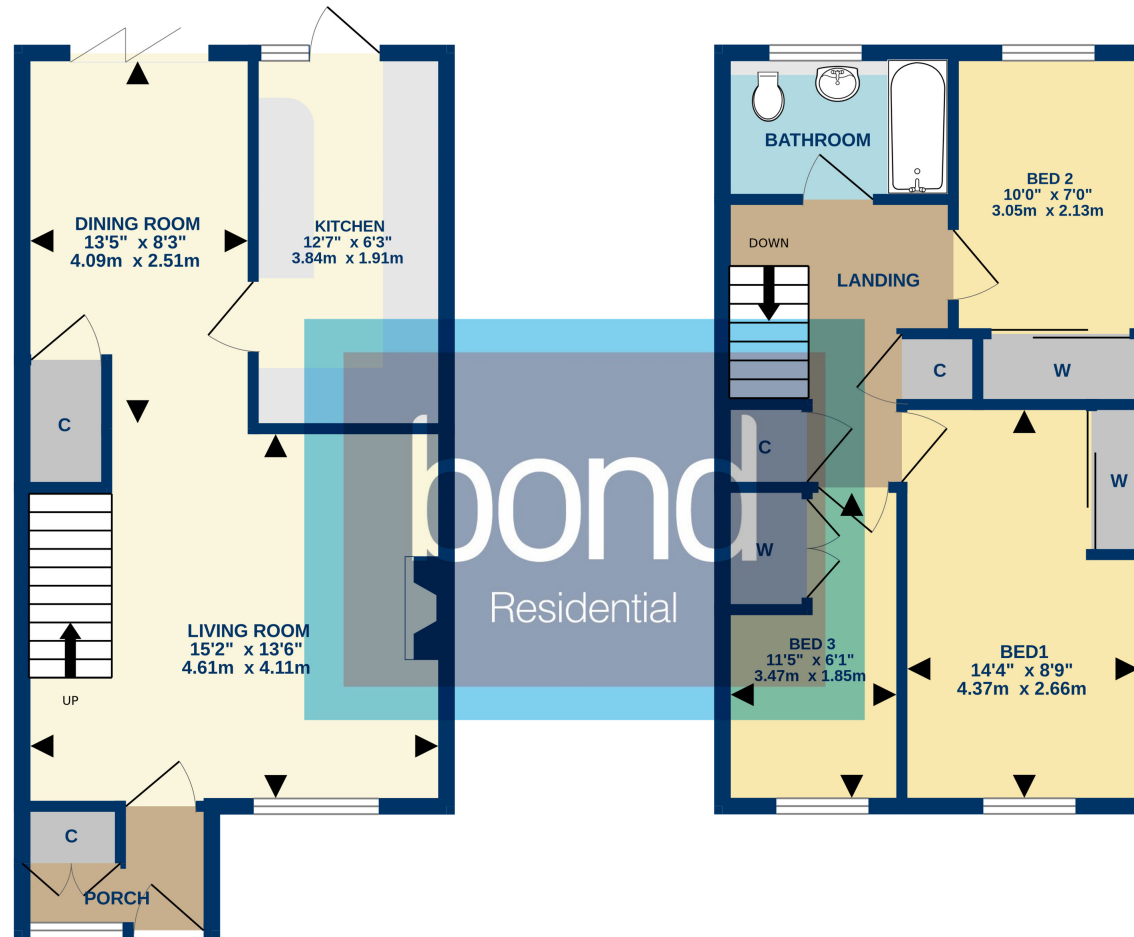






GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.

1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (78.0 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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