



Howard Drive, Chelmer Village, Chelmsford, Essex, CM2 6PE

Council Tax Band F (Chelmsford City Council)

 2  4  2

Guide Price £700,000 - £725,000 Freehold

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This extended detached family home offers generous and versatile accommodation, ideal for modern family living. The property has been thoughtfully enhanced to create spacious, light-filled interiors, with the heart of the home centred around an impressive open plan kitchen/diner featuring integrated appliances and bi-folding doors that overlook and open onto the rear garden, making it perfectly suited to both everyday life and entertaining. The living room provides a comfortable space for relaxation, family gatherings or home working, while a second reception room offers excellent flexibility and could be used as a child's playroom or a dedicated home office. A practical utility room and a ground floor WC complete the ground floor accommodation.

Upstairs, the home continues to impress with four comfortable bedrooms, en-suite shower room to the principle bedroom and a family bathroom designed to meet the needs of growing families.

Externally, the property benefits from a private rear garden, ideal for outdoor dining and leisure, alongside driveway parking and a double garage providing excellent storage and secure parking. This is a well-balanced home combining space, functionality and a desirable residential setting.

## LOCATION

Set in one of Chelmer Villages most desirable roads, Chelmer Village is an extremely popular area for families due to its excellent schooling, local parks and road links. Chelmer Village offers two local primary schools, a range of local amenities including a village square with a selection of shopping facilities including Asda superstore, Chelmer Village Retail Park is situated within a short walk of the property and offers a variety of stores with a selection of well known High Street brands, there are also a selection of pubs and restaurants within the area. The River Chelmer flows along the southern and eastern edges and also forms part of the Chelmer and Blackwater Navigation and is a popular location for fishing, canoeing, dog walking and pleasure walks. There is a regular bus service which runs through Chelmer Village and provides access to the City Centre.

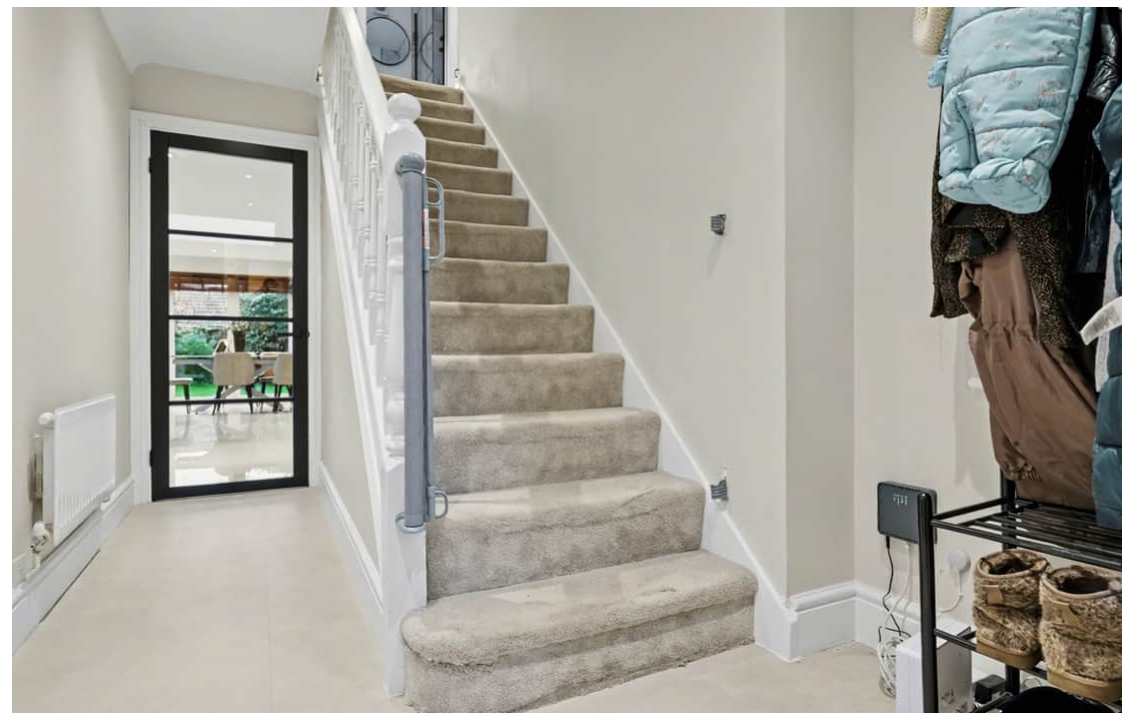
Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised 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 and gyms including the newly refurbished Riverside Ice & Leisure, there are a selection of small parks and open areas spread throughout Chelmer Village.

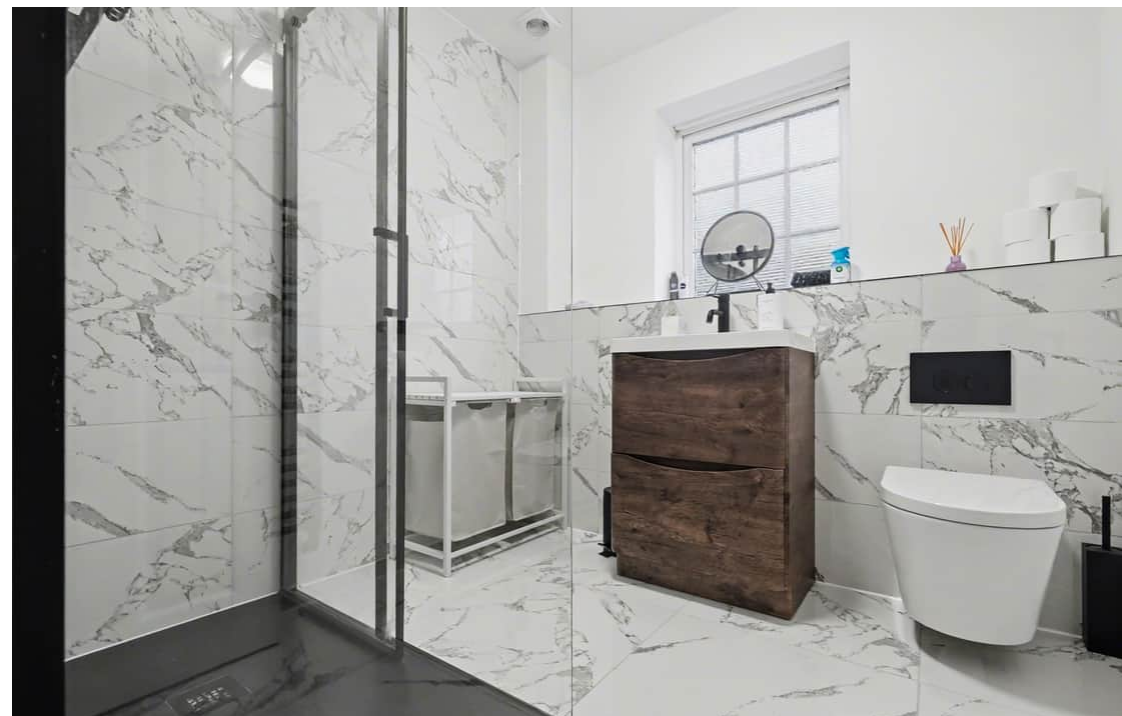
Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University, as well as New Hall private school which is situated in the nearby area of Springfield.

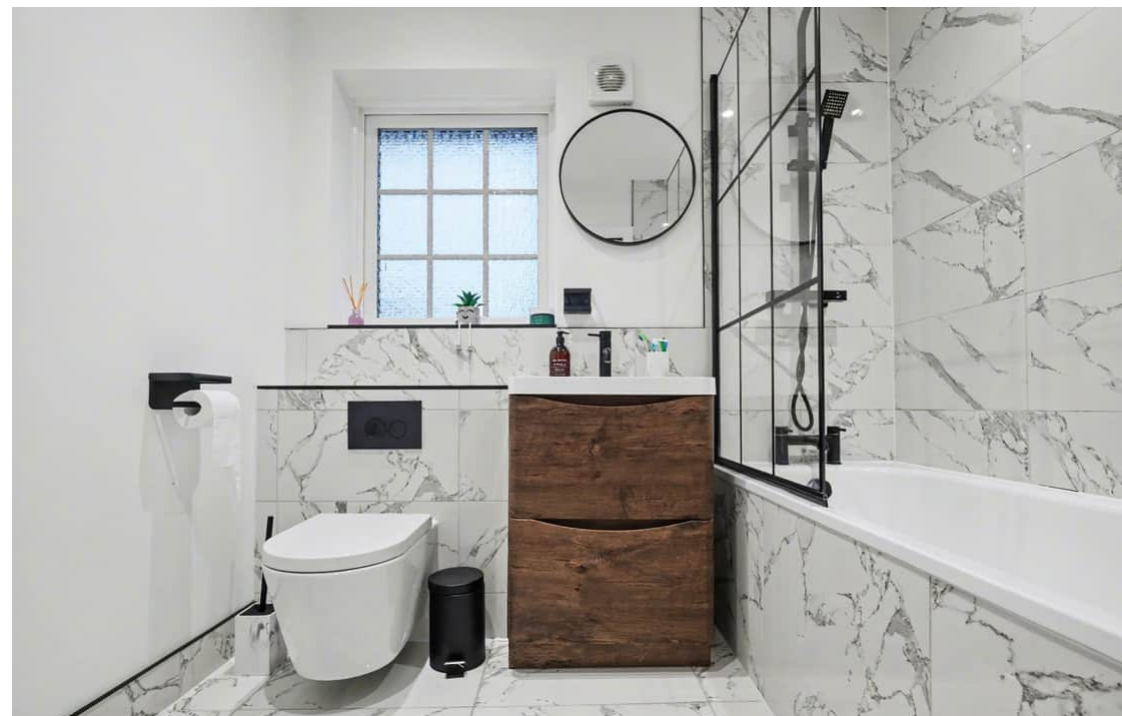
Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, Chelmer Village is also conveniently located within easy access of the A12 which provide access to the M25 and M11

- Extended detached family home
- Stunning Open Plan Kitchen/Family Room
- Two Reception Rooms
- Gas Central Heating
- One Of Chelmer Village's Premier Roads
- En-Suite To Master Bedroom
- Utility Room & Cloakroom
- Double Garage



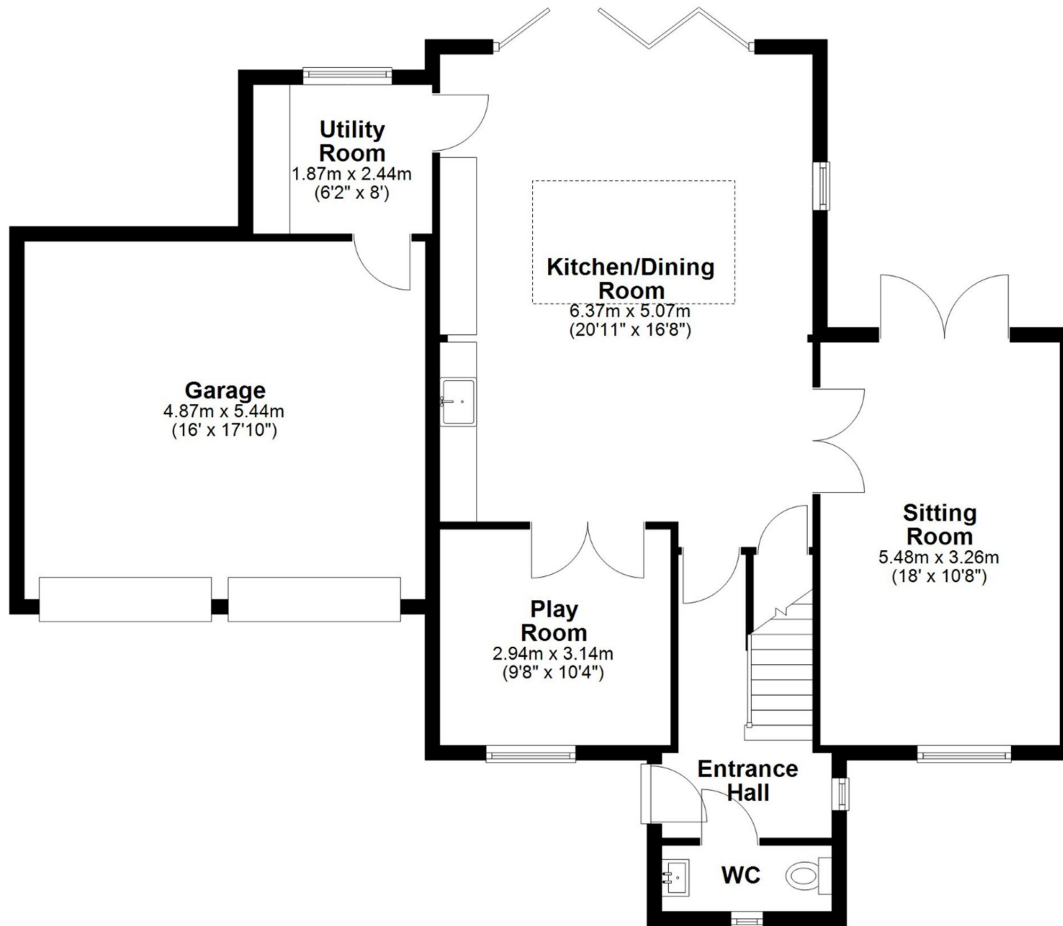




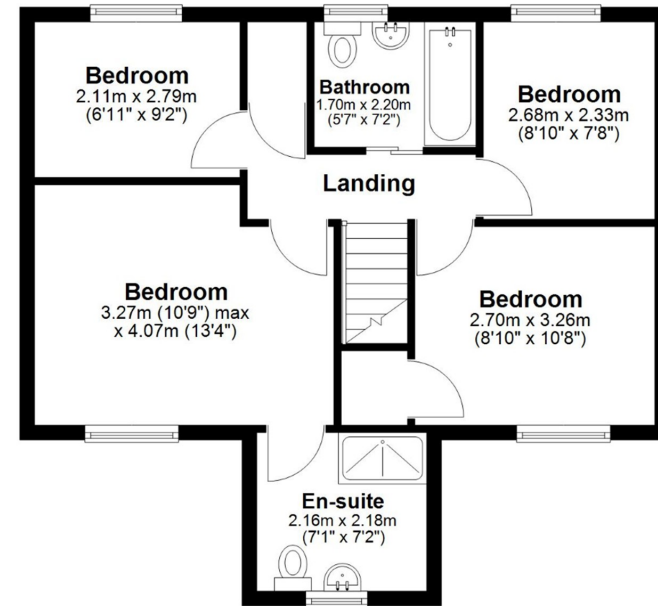




Ground Floor



First Floor



**APPROX INTERNAL FLOOR AREA 156 SQ M (1680 SQ FT) (Includes Garage)**  
 This floorplan is for illustrative purposes only and is **NOT TO SCALE** all measurements are approximate  
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