



Badgers Close, Galleywood, Chelmsford, Essex, CM2 8QB

Council Tax Band G (Chelmsford City Council)



£750,000 Freehold



## ACCOMMODATION

Bond Residential are delighted to offer for sale this detached family home located on a highly desirable close in the popular Galleywood area, being sold with a complete onward chain.

The property offers an entrance hall, ground floor WC, dual aspect living room and dining room with feature bay window which enjoys views over the rear garden. The fitted kitchen has a range of eye & base levels units, island and built in appliances and a utility room which also gives access to the garden. To the first floor there are four bedrooms, the main bedroom has a luxury fitted en-suite shower room with modern white suite and fitted wardrobe. The Guest Bedroom also has a fitted wardrobe with the family bathroom completing the internal accommodation.

Externally the property features a front garden with lawned area and retained by wrought iron railings, block paved driveway providing off road parking for several vehicles and leading to a detached double garage. Landscaped rear garden with raised decking seating areas and artificial lawn, mature conifer hedging to the rear.

## LOCATION

Badgers Close is situated within the popular Galleywood area of Chelmsford. Galleywood 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, there is a regular bus service which runs through Galleywood 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 of gyms including the newly refurbished 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 a mile of the A12 which provide access to the M25 and M11.

- Detached Family Home
- Fitted Kitchen & Utility Room
- Four Bedrooms
- Gas Central Heating
- Landscaped Rear Garden

- Dual Aspect Living Room
- Dining Room With Feature Bay Window
- Master Bedroom With En Suite
- Double Garage & Driveway



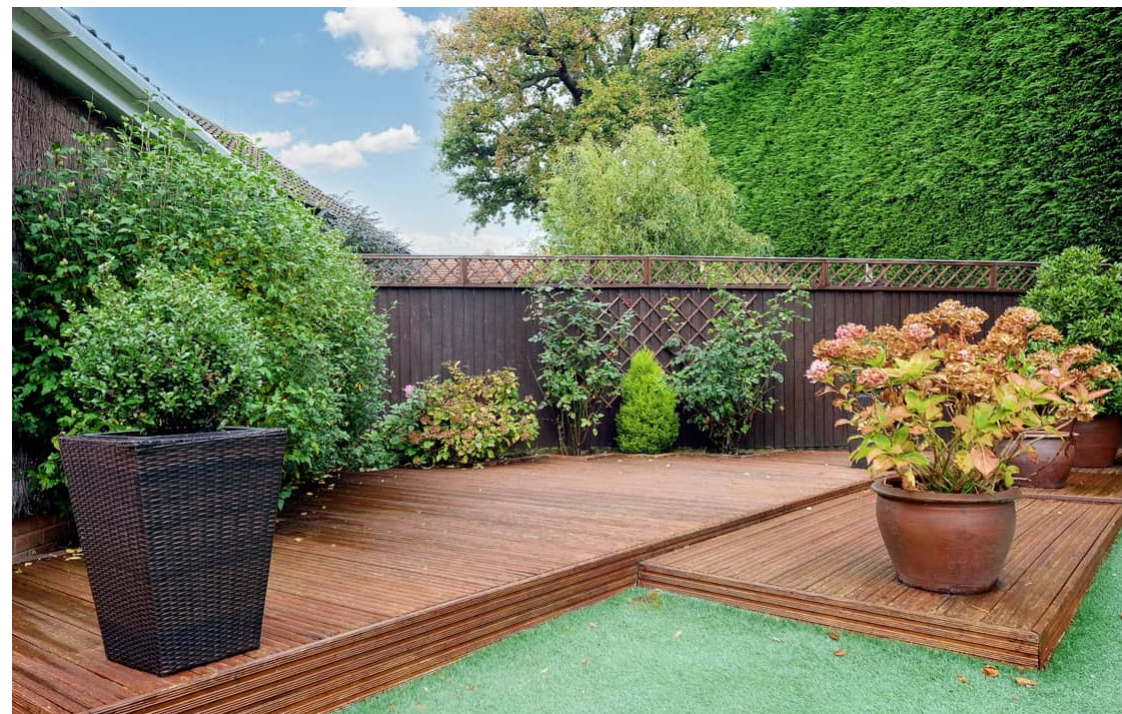






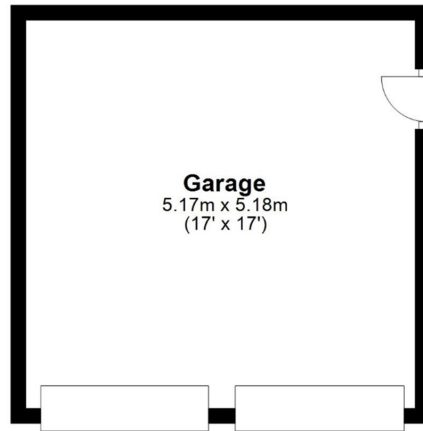




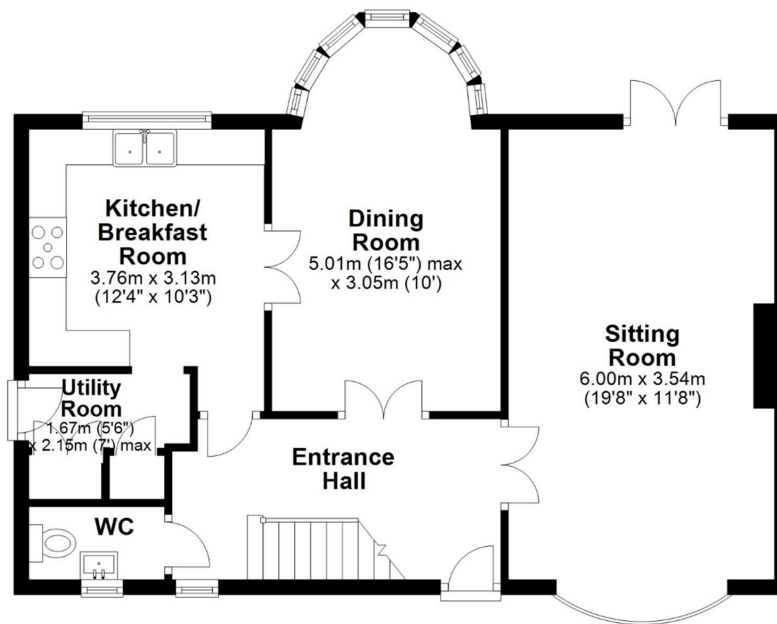




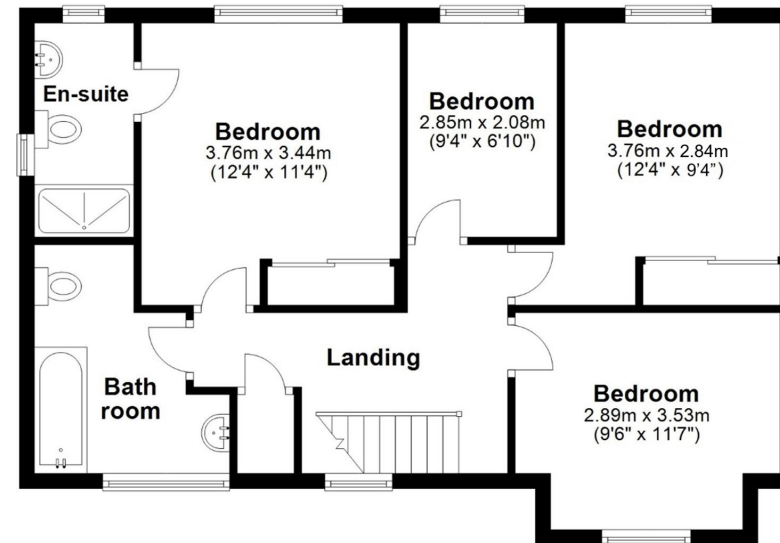
## Outbuilding



## Ground Floor



## First Floor



**APPROX INTERNAL FLOOR AREA 124 SQ M (1330 SQ FT)**

**PLUS GARAGE 27 SQ M (290 SQ FT)**

**TOTAL 151 SQ M (1620 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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