



Chelmer Avenue, Little Waltham, Chelmsford, Essex, CM3 3PB

Council Tax Band E (Chelmsford City Council)

 3  4  3

£975,000 Freehold

Bond Residential are delighted to present this impressive well presented extended detached family residence, offering over 2700 square feet of beautifully appointed living space set in an mature plot of 0.28 of an acre. Nestled close to the charming village of Little Waltham, this property combines elegance with practicality, making it an ideal home for modern family life.

Upon entering, you are welcomed by a spacious entrance hall that sets the tone for the rest of the home. The inviting living room provides a relaxing retreat, while the study offers a quiet space for work or reading. The heart of the home is the open plan kitchen/dining/family room, featuring luxurious Quartz worktops, integrated appliances and central island, the room also offers underfloor heating, a cosy sitting area with a multi fuel stove and bi fold doors leading out to the larger patio area, this space also seamlessly flows into the conservatory, where you can enjoy year-round views of the stunning rear garden. The ground floor is completed by a practical utility room which hosts a fitted water softener, there is a convenient WC and spacious entrance hall with useful cloaks cupboard.

Ascending to the first floor, you'll find a light and airy landing leading to four well-appointed double bedrooms. The main bedroom suite is a true sanctuary, complete with a dressing room and en-suite shower room. The guest bedroom also benefits from an en-suite shower room, while the four-piece family bathroom serves the remaining bedrooms, ensuring comfort and convenience for all.

Outside, the property boasts ample off-road parking, leading to a garage. The large secluded 160' south facing established rear garden is a standout feature, offering an extensive lawn, mature trees and hedging that provide privacy and beauty. There is an expansive patio to the rear of the property and a cleverly positioned decking area with pergola that captures the late afternoon and evening sun. A timber-built summerhouse and a versatile barn style outbuilding which would make an ideal workshop/ home office or teenager's den at the far end of the garden add to the appeal, both outbuildings benefit from being serviced by an electricity supply and offer spaces for relaxation and creativity.

Location

The property is set within close proximity of the sought after village of Little Waltham, which is located to the north of Chelmsford. Little Waltham offers a selection of local amenities with its own pre-school, primary school, doctors surgery with pharmacy, local pub/restaurant, village green with cricket ground, village hall and nearby golf course. Chelmer Valley High School is located in the nearby parish of Broomfield. Little Waltham is conveniently located within access to the A130 and A120 which in turn provides access to the M11. There is a bus service which provides access to Chelmsford 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 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 a selection of private schools.













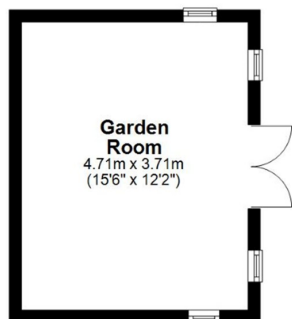




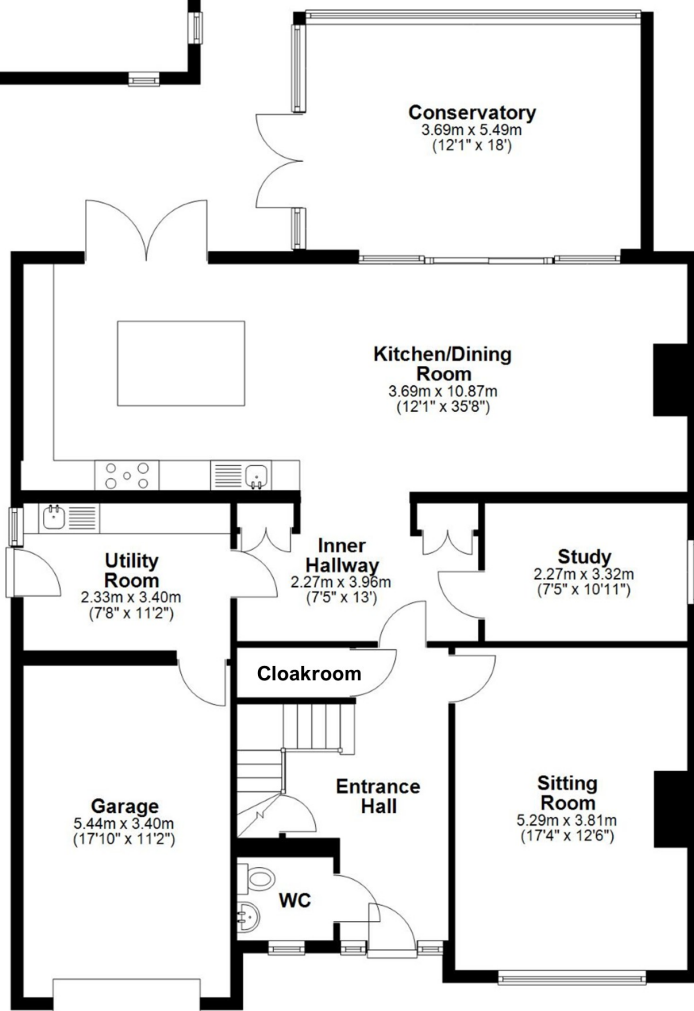


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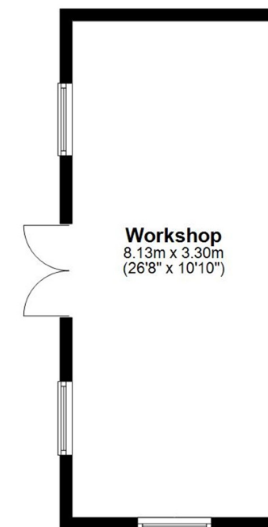


Ground Floor

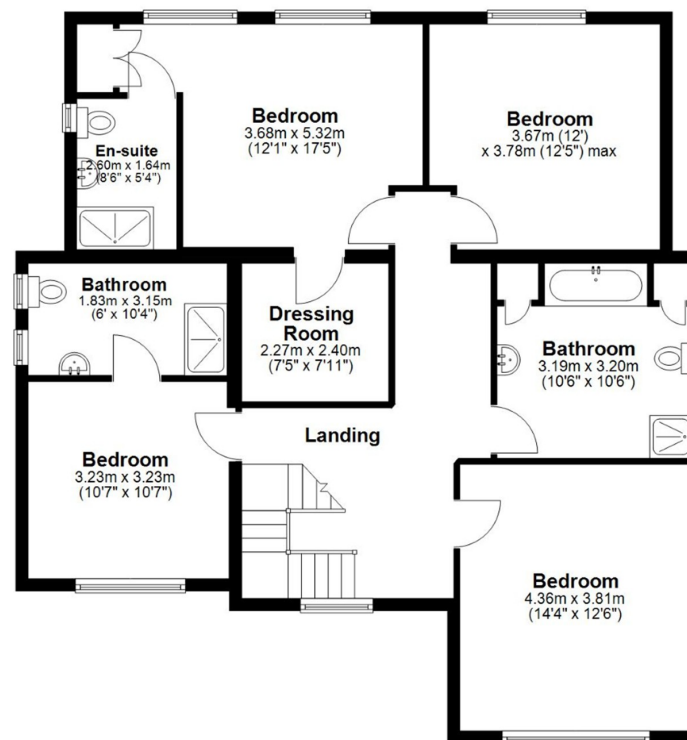


APPROX INTERNAL FLOOR AREA 252 SQ M (2710 SQ FT)
OUTBUILDINGS 44 SQ M (480 SQ FT) **TOTAL** 296 SQ M (3190 SQ FT)
 This floorplan is for illustrative purposes only and is **NOT TO SCALE**
 all measurements are approximate **NOT** to be used for valuation purposes.
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Outbuilding



First Floor



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