



119 Waveney Drive, Springfield, Chelmsford, Essex, CM1 7QA

 2  3  2

£425,000 Freehold

Bond Residential are delighted to offer for sale this modern and extended semi detached family home situated in the popular Springfield area.

The property offers a ground floor WC, an extended breakfast/family room with fitted kitchen and separate lounge. To the first floor, there are three bedrooms and a family bathroom. Outside, the property benefits from a block-paved hardstanding to the front, providing off-road parking for multiple cars, a private rear garden, which is mainly laid to lawn, featuring a split patio & decking area, a timber-built storage shed and side-access gated entry.

## LOCATION

Waveney Drive is situated in the Springfield area of Chelmsford which is located to the North east of the city centre. Springfield is an extremely popular area for families due to its excellent schooling, local parks and road links. Springfield offers a selection of local primary schools, Boswells high school which is also a performing arts college, a range of local amenities including a selection a small shopping parades, to the northern edge of Springfield is the new Beaulieu development which offers a range of local shops and amenities. There is a regular bus service which runs through Springfield 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 Riverside Ice & Leisure, there are a selection of small parks and open areas spread throughout Springfield including Arun park which leads to the Bunny Walks which provides a pleasant riverside walk and cycle path into the city centre.

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 on the edge of Springfield. Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, North Springfield is also conveniently located within a miles of the A12 which provide access to the M25 and M1

- Extended & Improved Family Home
- Ground Floor WC
- Extended To The Ground Floor
- Driveway Parking

- Three Bedrooms
- Gas C/heating and D/Glazing
- Semi Detached
- Separate Breakfast / Family Room

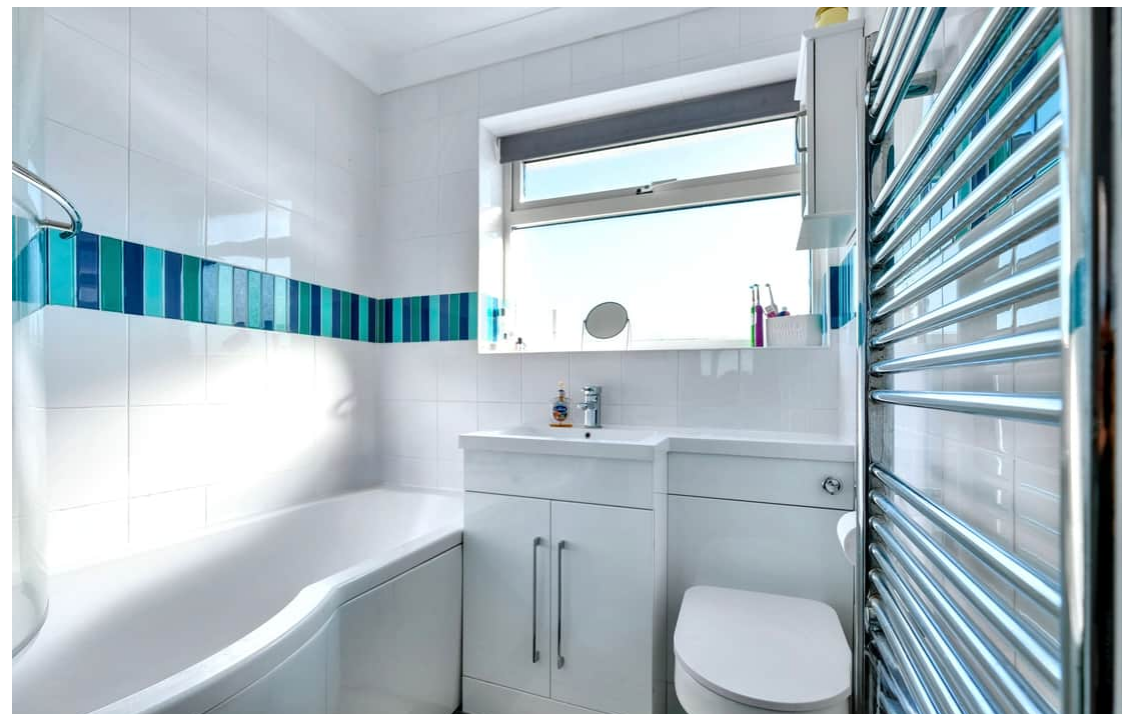










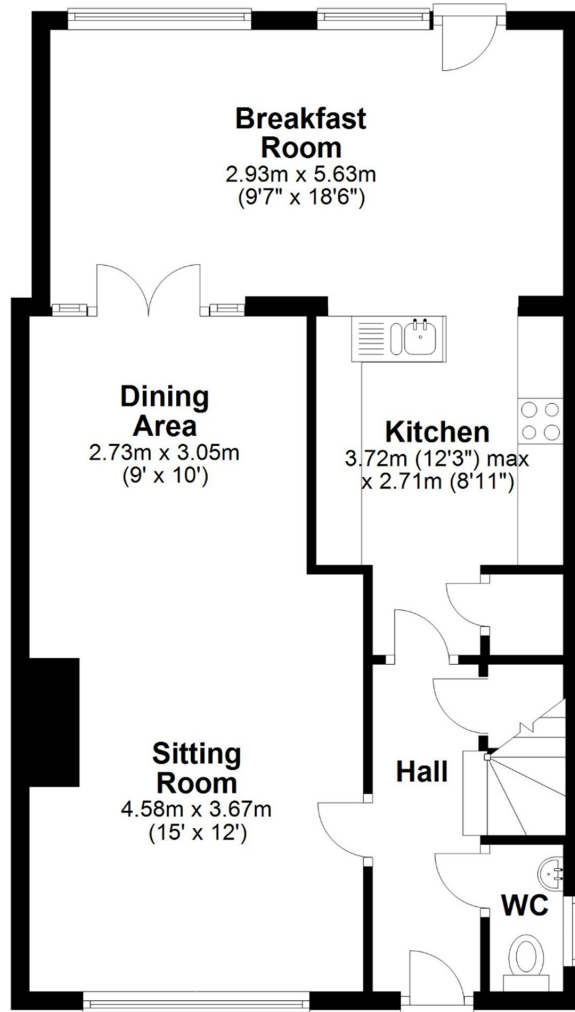




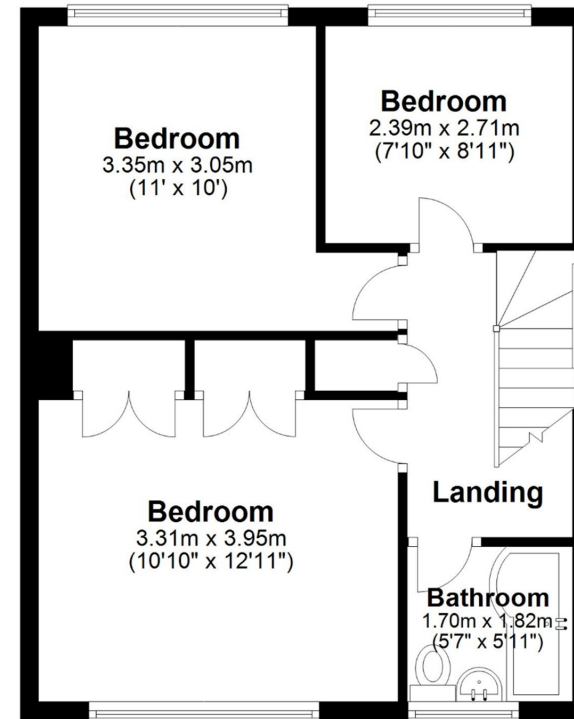




## Ground Floor



## First Floor



**APPROX INTERNAL FLOOR AREA 105 SQ M (1130 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.  
**Copyright Bond Residential 2025**

78, New London Road,  
Chelmsford, Essex, CM2 0PD  
**Telephone: 01245 500599**  
**Website: [www.bondresidential.co.uk](http://www.bondresidential.co.uk)**

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008. Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.

