



Braganza Way, Beaulieu Park, Chelmsford, Essex, CM1 6AP

Council Tax Band F (Chelmsford City Council)

 1  4  3

£550,000 Freehold

Bond Residential are delighted to offer for sale this modern family home which has been well maintained & improved by the current owners situated in Beaulieu Park.

The property offers an entrance hall, ground floor WC & light & airy lounge/diner with two sets of double doors which overlook and lead to the rear garden. The kitchen has been recently re-fitted with wood block work surfaces & integrated appliances. To the first floor there are three bedrooms and a family bathroom. The main bedroom or guest suite is really impressive in size with a dressing area & en-suite shower room with modern white suite. To the second floor there is another good size double bedroom with en-suite shower room which could also be used as a home office. Outside the property benefits from a double length garage, the current owners have created a utility area to one end of the garage with space for washing machine & tumble dryer under a sink unit. The rear garden is mainly laid to lawn with a paved patio area.

LOCATION

Beaulieu Park is a modern development built in the early 2000's and forms part of the ongoing larger Beaulieu development which is a vibrant new district for Chelmsford offering inspirational architecture and landscape. It has its own unique identity inspired by its rich heritage, offering premium housing and exemplary community facilities. Set around the majestic New Hall School, formerly King Henry VIII's Tudor palace, and its estate parkland, the development is conceived as a series of individually designed neighbourhoods that connect to the wider landscape and countryside. Beaulieu has been designed and driven by the needs and aspirations of the community. Situated on the north-eastern edge of Chelmsford, Beaulieu provides a complete range of well-designed new homes from one bedroom apartments to five bedroom family houses. The residential areas are supported by a wide range of facilities including Essex's first 'All Through' Beaulieu school which opened in 2018 a collection of community, health, sport and retail amenities together with an extensive network of parkland and green open spaces. Designed to serve as the 'heart' of Beaulieu is the Beaulieu Square Neighbourhood Centre offering local shops, a dentist, vets, Community Centre, day nursery and an education centre.

Beaulieu is situated to the North East of the city of Chelmsford, in a highly accessible location between the A130 and the A12 (jct.19). A network of cycleways run throughout Beaulieu and transport connections are further enhanced by a bus service providing a convenient connection to Chelmsford city centre and beyond.

Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent ones to larger well know chains serving cuisines from around the world. Along with a thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas. The pedestrianised High Street, two shopping precincts, retail parks as well as several designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities.

Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the newly refurbished Riverside Ice & Leisure Centre, a selection of golf courses and sports clubs. Chelmsford is the home to Essex County Cricket Club. The Cathedral is in the heart of the city.

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 several private schools. Chelmsford is a sought-after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 36 minutes.

- Modern Family Home
- Ground Floor WC
- Re-Fitted Kitchen with Integrated Appliances
- Three Bathroom/Shower Rooms
- Gas Central Heating
- Well Maintained & Improved by Current Owners
- Lounge/Diner
- Four Bedrooms
- 34FT Garage
- Rear Garden

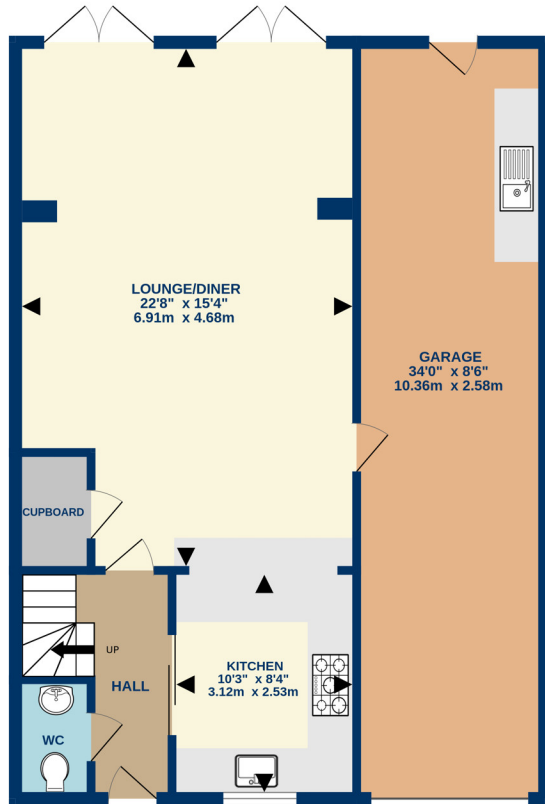








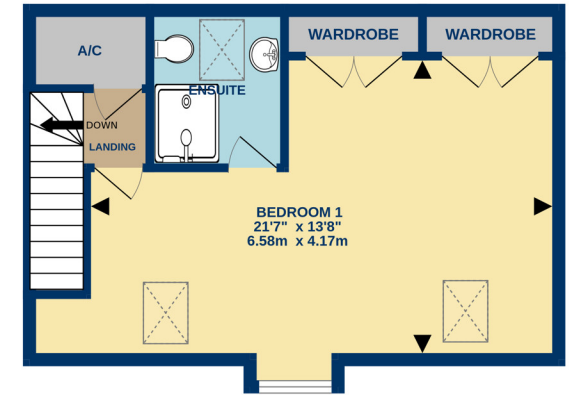
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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