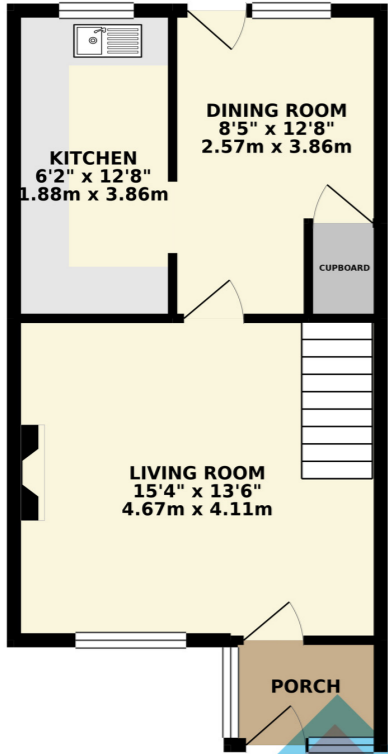
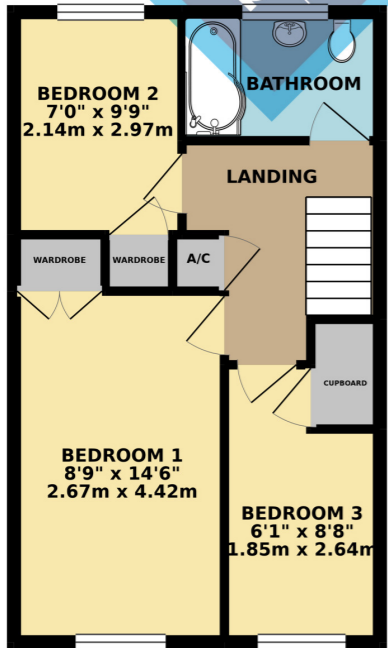


GROUND FLOOR 431.67 sq. ft.  
( 40.10 sq. m. )



1ST FLOOR 403.28 sq. ft.  
( 37.47 sq. m. )



TOTAL FLOOR AREA : 834.95 sq. ft. ( 77.57 sq. m.) approx.

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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Linnet Drive, Tile Kiln, Chelmsford, CM2 8AN



Energy Efficiency Rating D



£290,000

Linnet Drive, Tile Kiln, Chelmsford, CM2 8AN



#### ACCOMMODATION:

This three bedroom terraced home is set in a pleasant walkway position overlooking school playing field to the front, the property comprises an entrance porch, living room, dining room and kitchen. To the first floor there are three bedrooms and a family bathroom with a modern white suite. Externally the property offers front and rear gardens with double gates to the rear providing a hardstanding area suitable for parking a motorcycle.

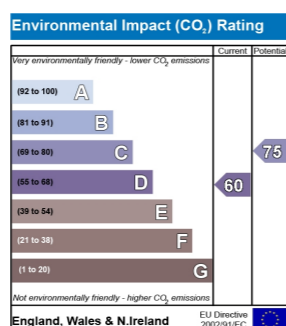
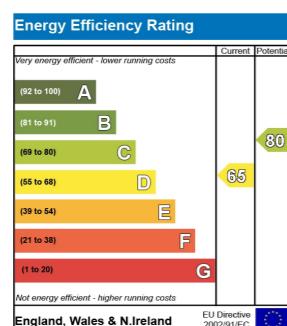
#### LOCATION:

Tile Kiln is a popular development located on the sought after Southside of Chelmsford situated within 2.5 miles of the city centre, it is extremely popular with families and young professionals as it provides excellent local schools, easy access into Chelmsford city centre as well as out of Chelmsford by car. Mildmay infant and junior Schools are within walking distance of the property and there are two local secondary schools located within a mile of the property. Tile Kiln benefits from a local parade of shops including two takeaways and news agent, the neighbouring Moulsham Lodge also offers a comprehensive range of local amenities. There is a regular bus service which runs through Tile Kiln 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 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 countries 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 28 minutes, the property is also conveniently located within 2 miles of the A12 and A414 which provide access to the M25 and M11.

- Terraced Home
- Overlooking School Playing Fields To The Front
- Two Reception Rooms
- Three Bedrooms
- Bathroom With Modern White Suite
- Front & Rear Gardens
- Double Glazed
- Gas Fired Central Heating



£290,000



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