



Cornelius Vale, Chancellor Park, Chelmsford, Essex, CM2 6GY

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£450,000 Freehold

This extended family home is situated within the sought after Chancellor Park development and benefits from a full renovation completed in 2024. The property comprises an entrance hall, open plan living room leading to a stunning kitchen equipped with quartz worktops and fitted appliances. The ground floor is completed with a rear lobby and cloakroom and has been fitted with underfloor heating throughout, smart thermostats and a new high performance boiler.

To the first floor there is a master suite with fitted wardrobe and en-suite shower room, bedroom two also features a fitted wardrobe, family bathroom and there is also a good sized open plan living room to the first floor which could easily be converted to a third bedroom. Externally the property benefits from a gated carport providing off road parking for two vehicles and leading to a garage which has been partly converted in 2025 including high efficiency air-conditioning for both cooling and heating. The south west facing landscaped rear garden with two patio areas and lawn measures approximately 50' in length and extends to a width of 35' behind the garage.

Location

The Chancellor Park development benefits from an abundance of open green spaces, with a park area to the front of the development, children's play area off of Cornelius Vale and sports park which includes football pitches, sports pavilion, astro tennis courts, floodlit multi-use hard surface area (Tennis, Netball, Football) and Bowling green. Chancellor Park forms part of Chelmer Village which offers its own village square with a range of day to day amenities and superstore, two popular primary schools, a pre-school, retail park with a range of high street brands, there are a selection of restaurants around Chelmer Village as well as open park space.

For the commuters there is a regular bus service to Chelmsford city centre and mainline station which offers a direct service to London Liverpool St in as fast as 32 minutes. For those requiring road access Chancellor Park is conveniently located within easy access of the A12 and A130.

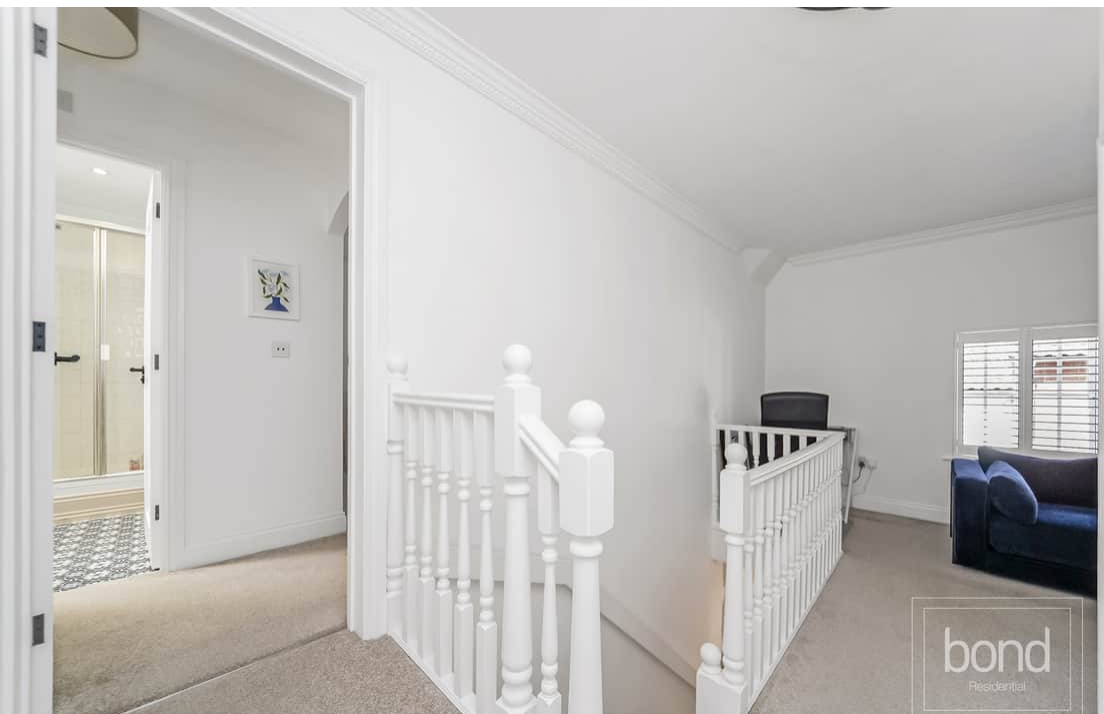
Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised 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 newly refurbished Riverside Ice & Leisure.

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.

- Two/Three Bedroom Modern Linked Home
- Ground Floor Cloakroom

- Open Plan Living Accommodation With Fitted Kitchen
- First Floor Living Room/Bedroom Three







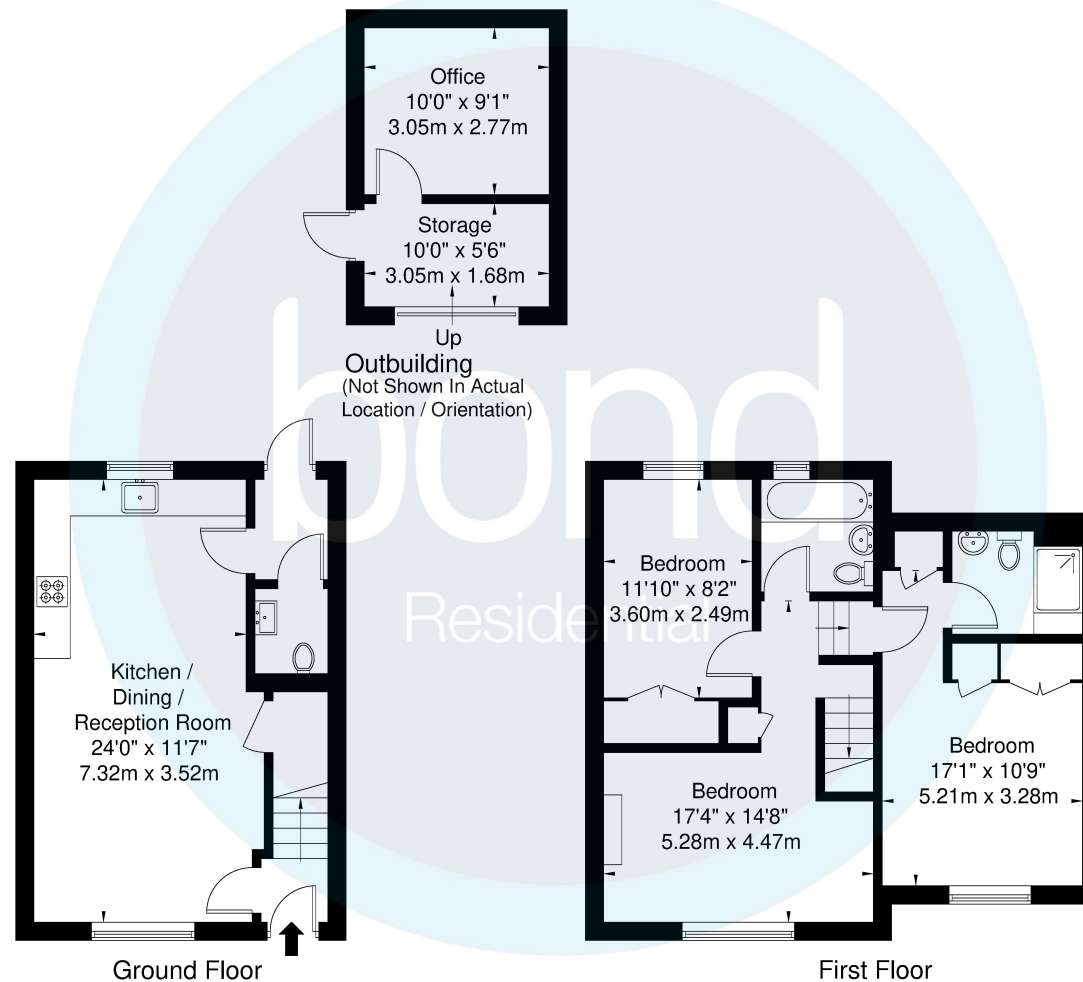
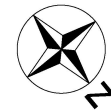




Approximate Gross Internal Area = 88.0 sq m / 947 sq ft

Outbuilding = 14.0 sq m / 151 sq ft

Total = 102.0 sq m / 1098 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.