



West Avenue, Chelmsford, Essex, CM1 2DF

Council Tax Band C (Chelmsford City Council)



Offers in Excess of £425,000 Freehold

ACCOMMODATION

Bond Residential are delighted to offer for sale this modern family home. The property offers an entrance hall, cloakroom, 22'0" x 12'9" dual aspect living room with double doors overlooking and leading to the landscaped rear garden, fitted kitchen/dining room with integrated dishwasher, tumble dryer and washing machine, there is also space for a range cooker and a freestanding fridge freezer. To the first floor there are four bedrooms, the main & third bedroom benefitting from fitted wardrobes & the second bedroom benefits from fitted drawers, the beautifully presented four piece family bathroom suite completes the internal accommodation. Outside the property benefits from a block paved driveway providing off road parking for multiple vehicles, the rear garden has been landscaped offering a large patio area and artificial grass, there is also a storage shed.

LOCATION

West Avenue is situated within 1.8 miles from Chelmsford city centre and mainline station. 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 situated within walking distance of the property, Writtle Agricultural College, Anglia 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 38 minutes.

TENURE: Freehold

COUNCIL TAX BAND: C

- Modern Four Bedroom Family Home
- Four Piece Bathroom Suite
- Landscaped Rear Garden
- Block Paved Driveway Providing Off Road Parking

- Two Double Bedrooms With Fitted Wardrobes
- Dual Aspect Living Room
- Cloakroom
- Gas Central Heating & Double Glazed Windows









GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.

1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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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