



Bullen Walk, Galleywood, Chelmsford, Essex, CM2 8YF

Council Tax Band C (Chelmsford City Council)

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Offers in Excess of £350,000 Freehold

## ACCOMMODATION

This extended terraced home comprises an entrance porch, living room, open plan kitchen/diner with integrated oven & hob with a convenient utility space located in the extended conservatory area with patio doors overlooking and leading to the rear garden which completes the ground floor accommodation. To the first floor there is a master bedroom with freestanding wardrobes which the vendors are prepared to leave for any potential purchaser should they wish them to remain, further double bedroom and single bedroom as well as the family shower room with white suite.

Externally the property offers a front garden which is laid to lawn, the rear garden benefits from patio, lawn and a storage shed. To the rear of the property is a service road where the vendors park their vehicles.

## LOCATION

The property is set within the Galleywood area of Chelmsford which is located on the southern outskirts of the city and is home to Chelmer Park which offers a wide range of sporting activities. It is also famous for Galleywood common which was declared a nature reserve in 1993 and comprises 175 acres which includes the common and adjacent woodland and is a popular destination for dog walkers.

The village provides easy access to A12 and offers a range of local shops, library, pubs and primary schools as well as regular bus services into Chelmsford City Centre which is under four miles away. Chelmsford has become an extremely popular choice for homebuyers due to its proximity to London, some of the most highly regarded schools in the UK and its thriving 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 Anglia Ruskin University.

Chelmsford boasts comprehensive shopping facilities which include the highly acclaimed Bond Street shopping precinct as well as a wide array of independent and chain restaurants, many bars and leisure facilities including Riverside Ice Rink. Chelmsford rail station provides regular services to London Liverpool Street with journey times as fast as 32 minutes.

TENURE: Freehold

COUNCIL TAX BAND: C

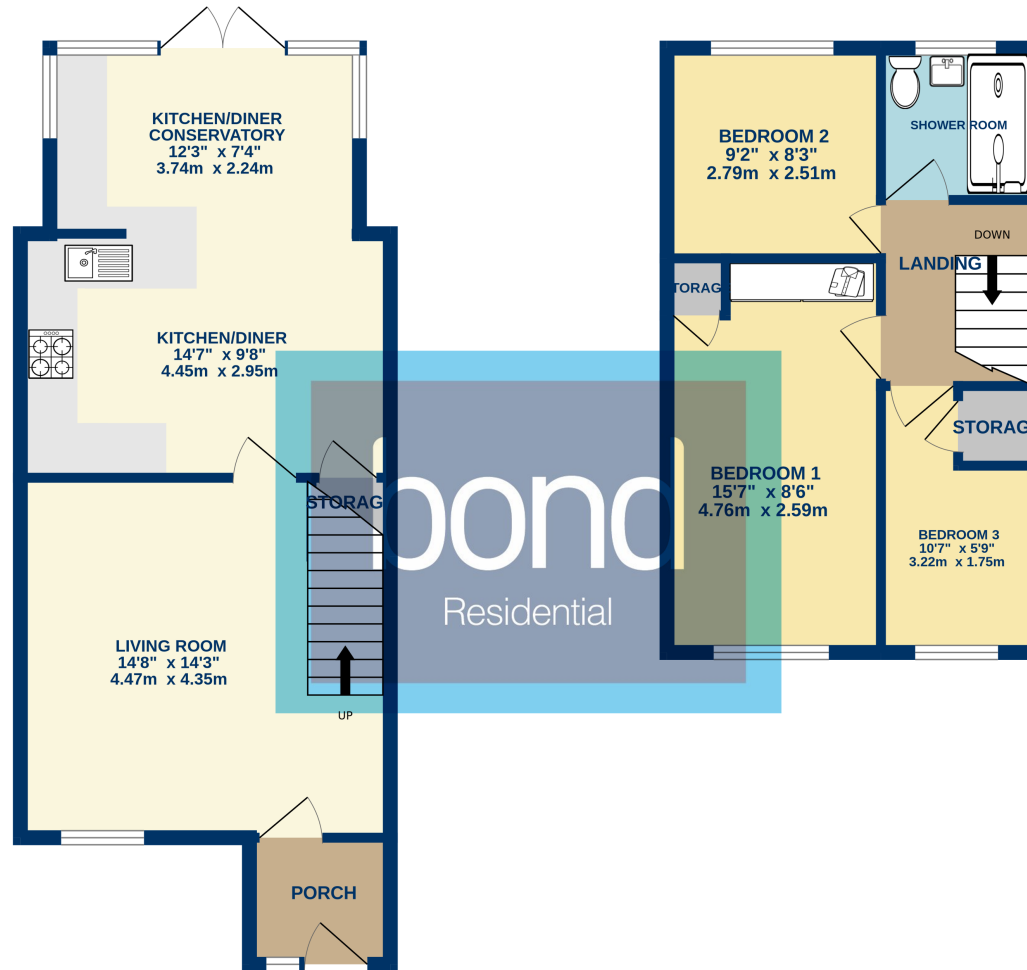
- Extended Terraced Home
- Three Bedrooms
- Front & Rear Gardens

- Living Room & Kitchen/Diner
- Shower Room With Modern White Suite
- Popular Location Close To Local Amenities



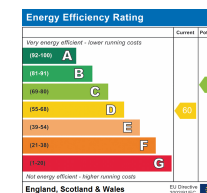






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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