



Linnet Drive, Tile Kiln, Chelmsford, CM2 8AJ

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£395,000 Freehold

Welcome to this delightful end-of-terrace family home, perfectly situated in the highly sought-after Tile Kiln development. This charming property offers a harmonious blend of comfort and style, making it an ideal choice for those seeking a spacious and welcoming abode.

As you step inside, you are greeted by an inviting entrance porch that leads into a cosy living room, perfect for relaxing with family and friends. The living room seamlessly flows into the dining area, creating an open and airy space for gatherings and entertaining. From here, a door opens to the conservatory, offering a serene space to unwind while enjoying views of the lush rear garden. The well-appointed kitchen completes the ground floor, providing ample space for culinary creations and everyday family meals. Ascend to the first floor, where you will find a landing leading to three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom boasts a modern white suite, adding a touch of contemporary elegance to the home.

Externally, this property enjoys an enviable corner plot position. The front garden is beautifully laid to lawn, complemented by a wide block-paved pathway. The south-facing rear garden is larger than average for the area, featuring a paved patio and a well-maintained lawn, perfect for outdoor entertaining and family activities. Additionally, the property offers a gated driveway and garage, with the potential to expand the parking area if desired. This charming family home in Tile Kiln is a rare find, offering both space and potential to extend (subject to obtaining the relevant planning permission).

LOCATION

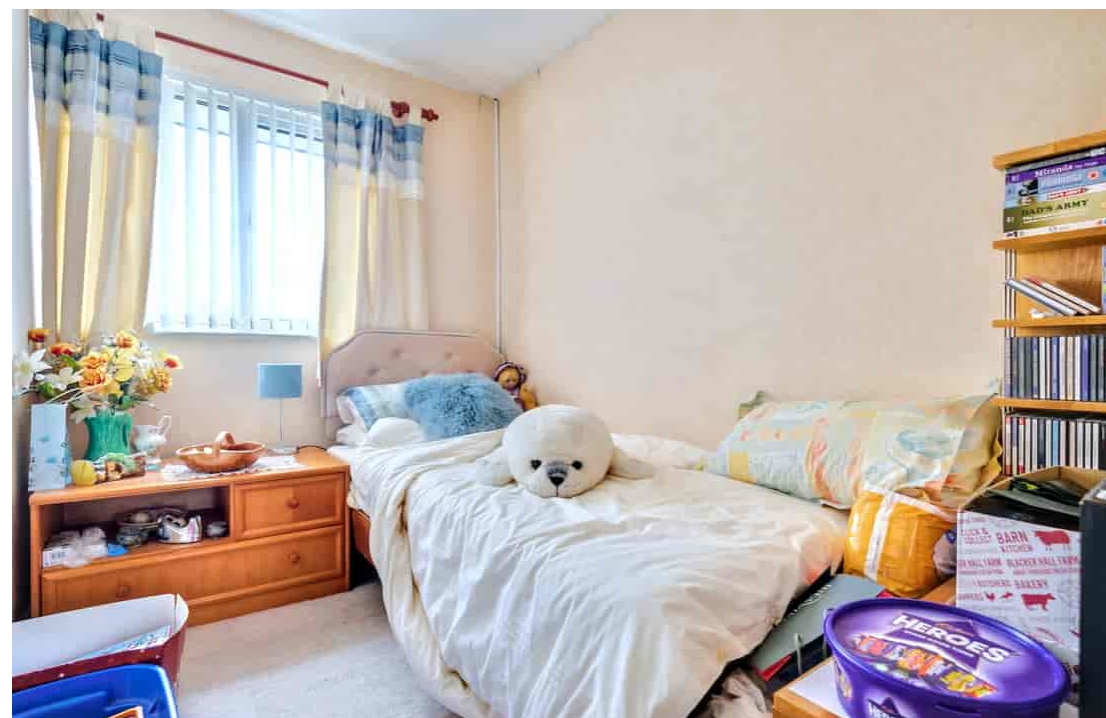
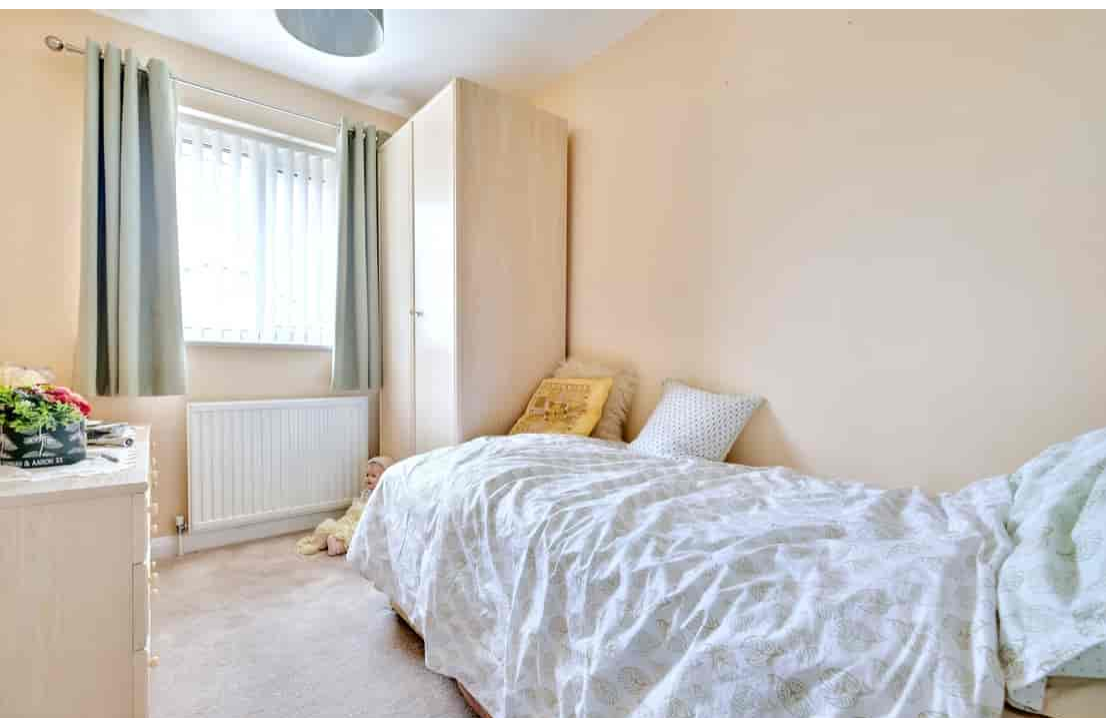
Tile Kiln is a popular development located on the sought after Southside of Chelmsford situated within 2.5 miles of the city centre, it is extremely popular with families and young professionals as it provides excellent local schools, easy access into Chelmsford city centre as well as out of Chelmsford 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 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 country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University.

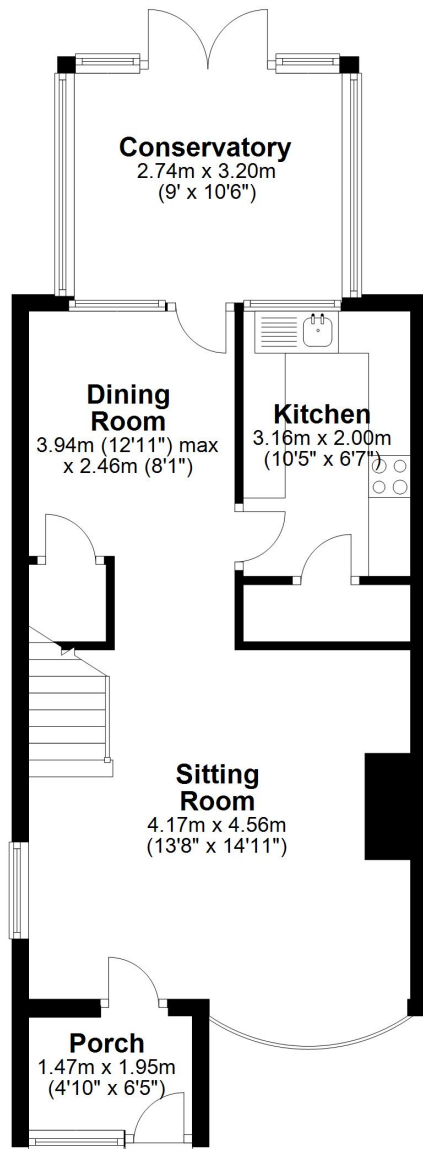
Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, the property is also conveniently located within 2 miles of the A12 and A414 which provide access to the M25 and M11.



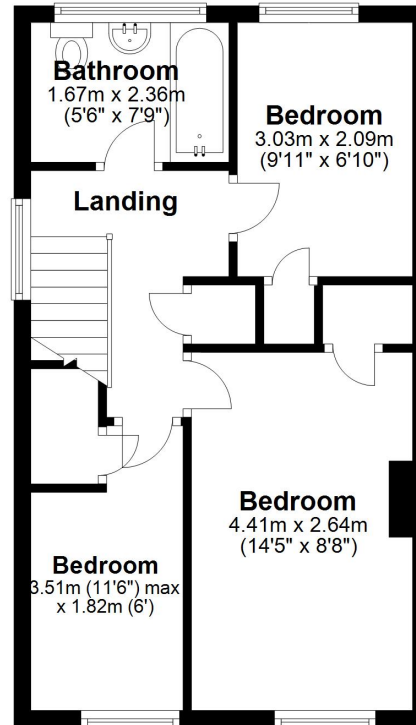




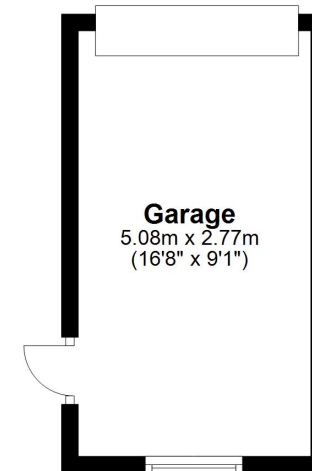
Ground Floor



First Floor



Outbuilding



Total area: approx. 101.4 sq. metres (1091.2 sq. feet)

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