



Leybourne Drive, Springfield, Chelmsford, Essex, CM1 6TX

Council Tax Band C (Chelmsford City Council)



£425,000 Freehold

ACCOMMODATION

We are pleased to offer for sale this semi-detached family home, situated in the sought after Uplands Development. It has been much improved by the current owners to feature well-presented accommodation. This comprises an entrance hall with useful built-in under stair storage, a living room and an updated kitchen/dining room, opening up into the conservatory, thereby providing a contemporary open plan feel. To the first floor there are three bedrooms and a family bathroom, recently fitted with a modern white suite.

Externally the property offers a block paved driveway providing off road parking for several vehicles, a garage and a south facing rear garden which backs on to Boswells school playing field and offers a paved patio and lawn.

The current owners have also recently replaced double glazed windows and the front door as well as updating the external appearance with new cladding to enhance the property.

LOCATION

Leybourne Drive is situated within the Springfield area of Chelmsford which is located to the North east of the city centre. Springfield is an extremely popular area for families due to its excellent schooling, local parks and road links.

Springfield offers a selection of local primary schools, Boswells high school which is also a performing arts college, a range of local amenities including a selection a small shopping parades, to the northern edge of Springfield is the new Beaulieu development which offers a range of local shops and amenities.

There is a regular bus service which runs through Springfield 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 gyms including the newly refurbished Riverside Ice & Leisure, there are a selection of small parks and open areas spread throughout Springfield including Arun park which leads to the Bunny Walks which provides a pleasant riverside walk and cycle path into the 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 Anglian Ruskin University, as well as New Hall private school which is situated on the edge of Springfield.

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

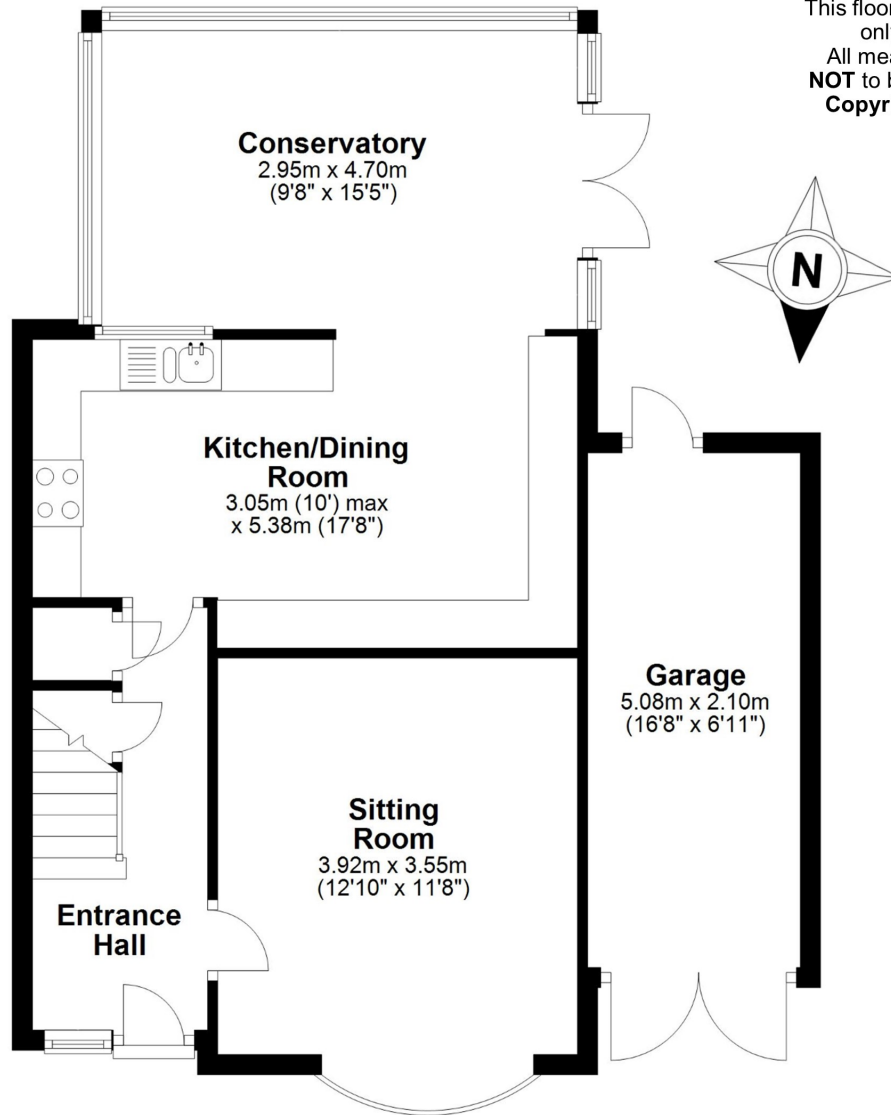
- Semi Detached Family Home
- Living Room
- Refitted Family Bathroom With Modern White Suite
- Garage & Driveway
- Backing Onto Boswells School Playfields
- Open Plan Kitchen/Dining Room Leading To Conservatory
- Three Bedrooms
- South Facing Rear Garden
- Sought After Uplands Development
- Viewing Highly Recommended







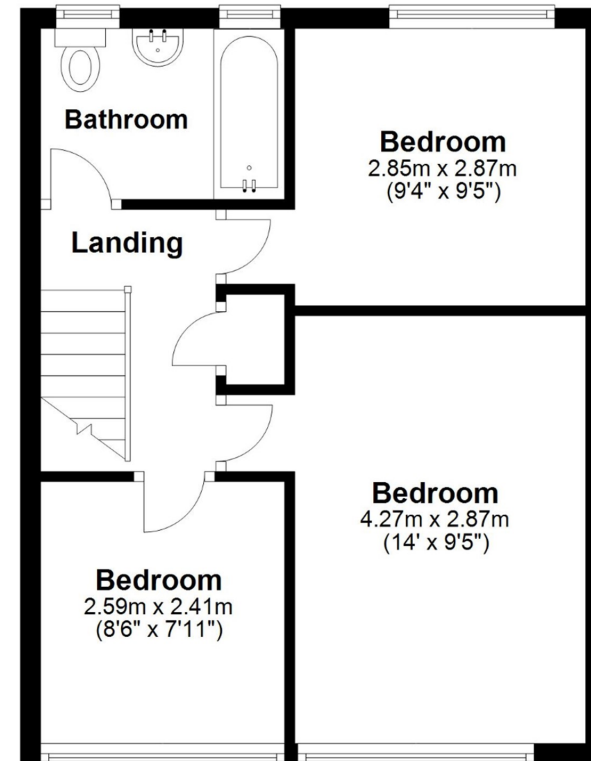
Ground Floor



APPROX INTERNAL FLOOR AREA
109 SQ M (1170 SQ FT) (Includes Garage)
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate
NOT to be used for valuation purposes
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First Floor



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