



Sandford Road, Chelmsford, Essex, CM2 6DE

Council Tax Band C (Chelmsford City Council)



£400,000 Freehold

Bond Residential are delighted to offer for sale this semi detached character home situated within walking distance of the City centre & mainline railway station.

The property offers an entrance hall, lounge with bay window & wood burner, dining area and fitted kitchen. To the first floor there are two double bedrooms and a large four piece family bathroom with white suite. Outside the property benefits from a mature rear garden which is laid to lawn with a paved patio area and rear access.

LOCATION

Sandford Road is a highly desirable location situated within walking distance of Chelmsford city centre and mainline station. Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide variety of places to eat, from independent family restaurants to well-known chains 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. Lionmede Recreation Ground, with its tennis courts and children's play park, is also a stone's throw from the property.

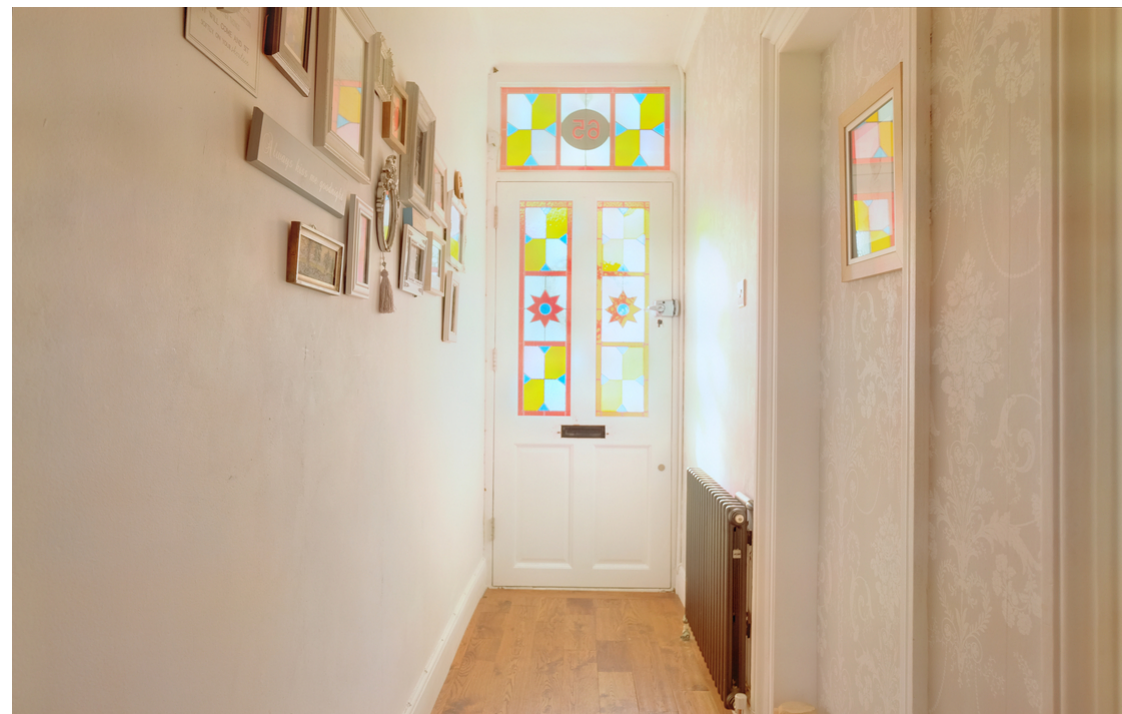
Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle Agricultural College and Anglia Ruskin University.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 38 minutes. The property is also conveniently located within easy reach of the A12 which provides access to the M25 and M11.

Tenure: Freehold

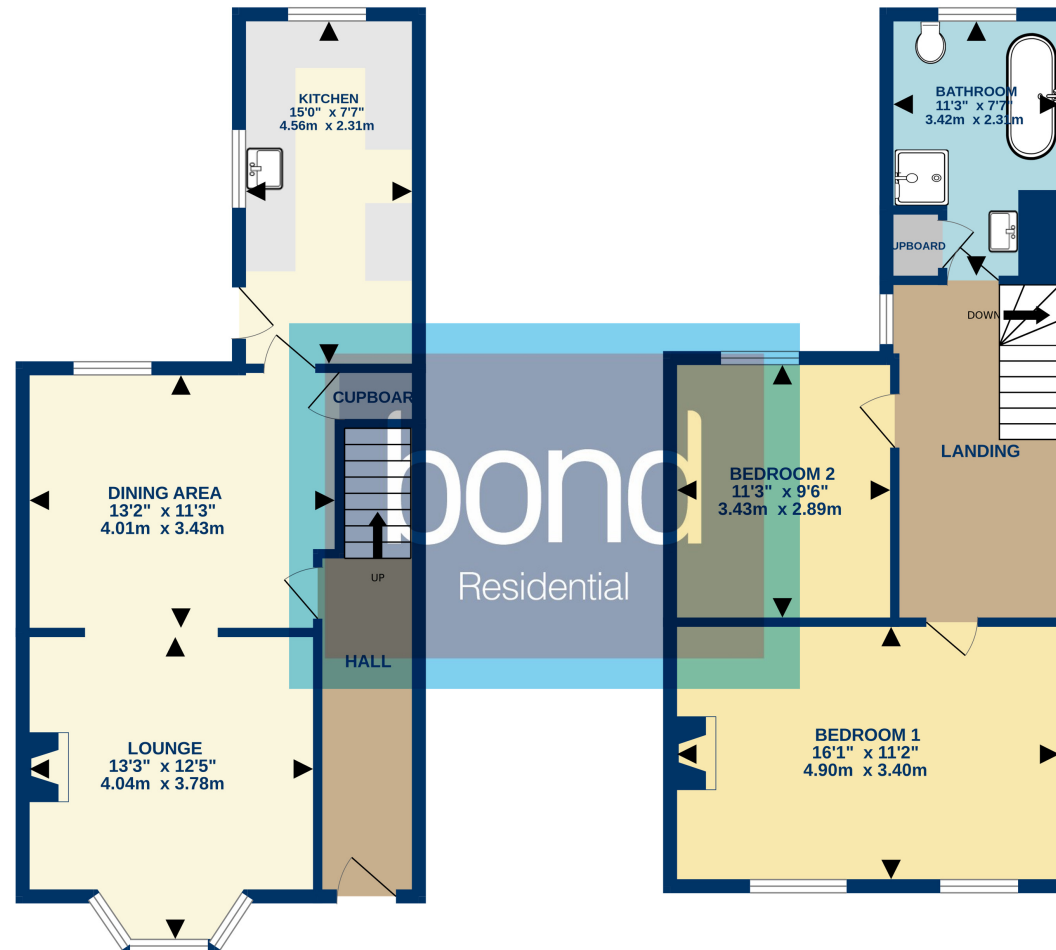
Council Tax Band: C

- Semi Detached Character Home
- Dining Area
- Two Double Bedrooms
- Gas Central Heating
- Lounge with Wood Burner
- Kitchen
- Large Four Piece Family Bathroom
- Mature Rear Garden





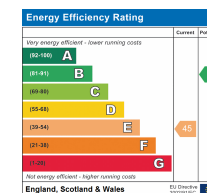




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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