



Cornelius Vale, Chancellor Park, Chelmsford, Essex, CM2 6GY

Council Tax Band E (Chelmsford City Council)



Guide Price £600,000 - £625,000 Freehold

This beautifully presented five bedroom semi-detached family home is located in the sought-after Chancellor Park development, within Chelmer Village. The property has been extended and much improved by the current owners, offering a versatile layout across three floors. The ground floor features a welcoming entrance hall with cloakroom, a bright sitting room, a spacious kitchen/dining room ideal for family living and entertaining, and a utility room. To the first floor there are four bedrooms, two of which benefit from an en-suite shower room, in addition to a family bathroom. The second floor offers a loft conversion, providing a large additional bedroom alongside a useful home office – perfect for modern home working.

Externally, the property enjoys a driveway to the front, a covered carport with electric door, and a single garage, as well as a landscaped west facing rear garden featuring a large patio and lawn.

Location

Chancellor Park is one of Chelmsford's most desirable residential areas, known for its modern housing, community feel, and excellent local amenities. The development benefits from a range of nearby shops, supermarkets, pubs, and restaurants located within Chelmer Village Retail Park, while Chelmsford city centre is just a short drive or bus journey away for further shopping, dining, and leisure options.

For those who enjoy the outdoors, Chancellor Park itself offers excellent green spaces, including children's play areas, tennis courts, football pitches, and walking routes. Riverside walks along the River Chelmer are also close by. Families are particularly well served, with Chancellor Park Primary School and Barnes Farm Primary School both within easy reach and highly regarded locally. Secondary schooling is available nearby, with access to a range of state and independent options across Chelmsford.

Chelmsford, is a thriving and vibrant hub in Essex. It combines the best of city conveniences with plenty of green open spaces, including Hylands Park, Central Park, and Admirals Park. The city is home to a bustling high street, two shopping centres, a wide selection of bars and restaurants, a cinema, and leisure facilities. For commuters, Chelmsford's rail station is one of the busiest in the region and provides fast and frequent services into London Liverpool Street in around 35 minutes, making it an ideal base for those working in London, while the A12 offers convenient road access to London, the M25, and beyond.

The city is also home to several highly regarded schools, including the selective King Edward VI Grammar School (KEGS) and Chelmsford County High School for Girls (CCHS), alongside Anglia Ruskin University.

- Five bedroom semi-detached family home
- Spacious sitting room and modern kitchen/dining room
- Four first floor bedrooms
- Loft conversion creating an additional bedroom and home office
- Landscaped west facing rear garden
- Extended and much improved by the current owners
- Utility room and ground floor cloakroom
- Family bathroom plus two en-suite shower rooms
- Driveway to front, covered carport with electric door, and single garage
- Situated within the highly sought-after Chancellor Park development, close to local schools, amenities, and transport links





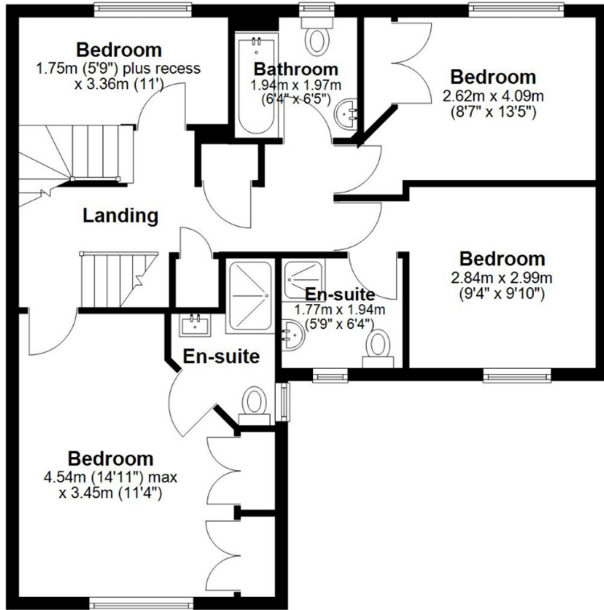




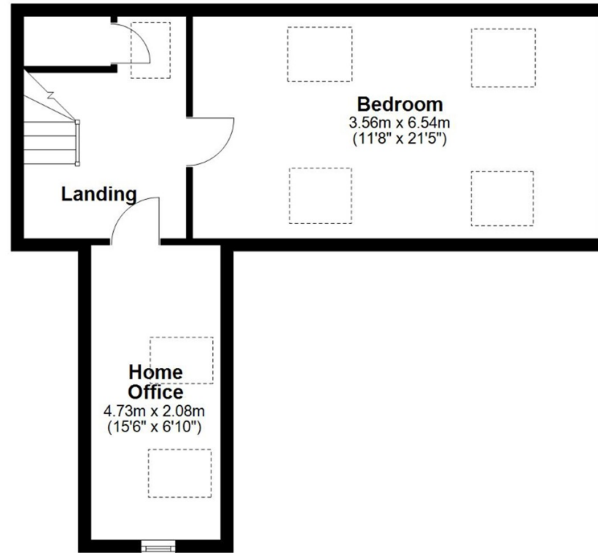




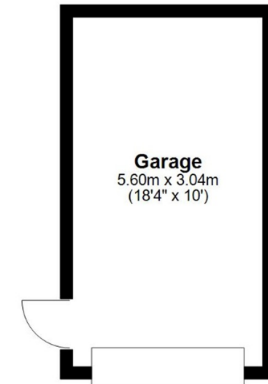
First Floor



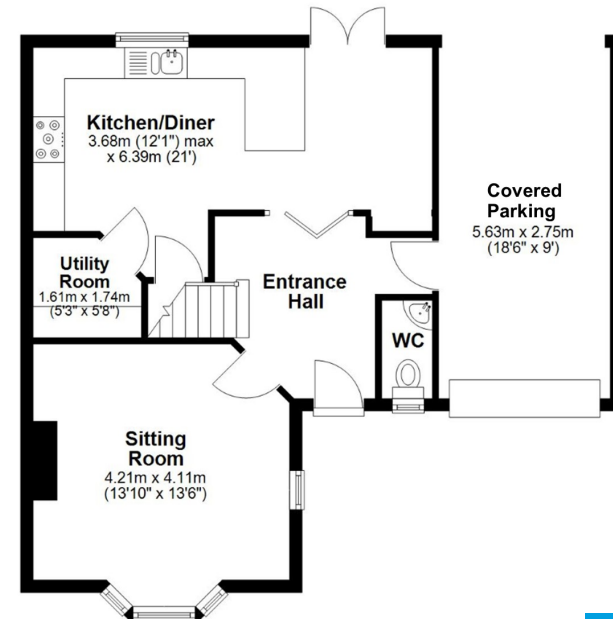
Second Floor



Outbuilding



Ground Floor



APPROX INTERNAL FLOOR AREA 159 SQ M (1710 SQ FT)
OUTBUILDING/COVERED PARKING 33 SQ M (360 SQ FT)
 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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