

bond  
Residential



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Chignal Road, Chelmsford, Essex, CM1 2JA

Council Tax Band E (Chelmsford City Council)



Offers In Excess Of £650,000 Freehold



This stunning four-bedroom detached residence presents a rare opportunity to acquire an architecturally unique Art Deco style home, thoughtfully extended and beautifully finished to a high standard throughout.

Situated in a sought-after residential area, this property offers a perfect balance of stylish design and family functionality. Set over three floors, the home boasts a generous and flexible layout. The ground floor features a welcoming entrance hall, a spacious sitting room with door opening onto the rear garden, a separate playroom or snug, and a bright and contemporary kitchen/dining room that acts as the hub of the home—ideal for entertaining. A convenient cloakroom/WC completes the ground level. Upstairs, the first floor accommodates three well-proportioned bedrooms and a modern family bathroom, along with a versatile fourth room that can serve as a study or single bedroom. The lower ground floor provides a substantial store room which could be utilised for a variety of purposes such as a home gym, studio, or further storage. Outside, the property benefits from a well-maintained west facing rear garden with a raised patio and lawned area, perfect for family enjoyment and summer gatherings. The front of the property offers a block-paved driveway providing off-street parking for multiple vehicles, framed by mature hedging for privacy.

## Location

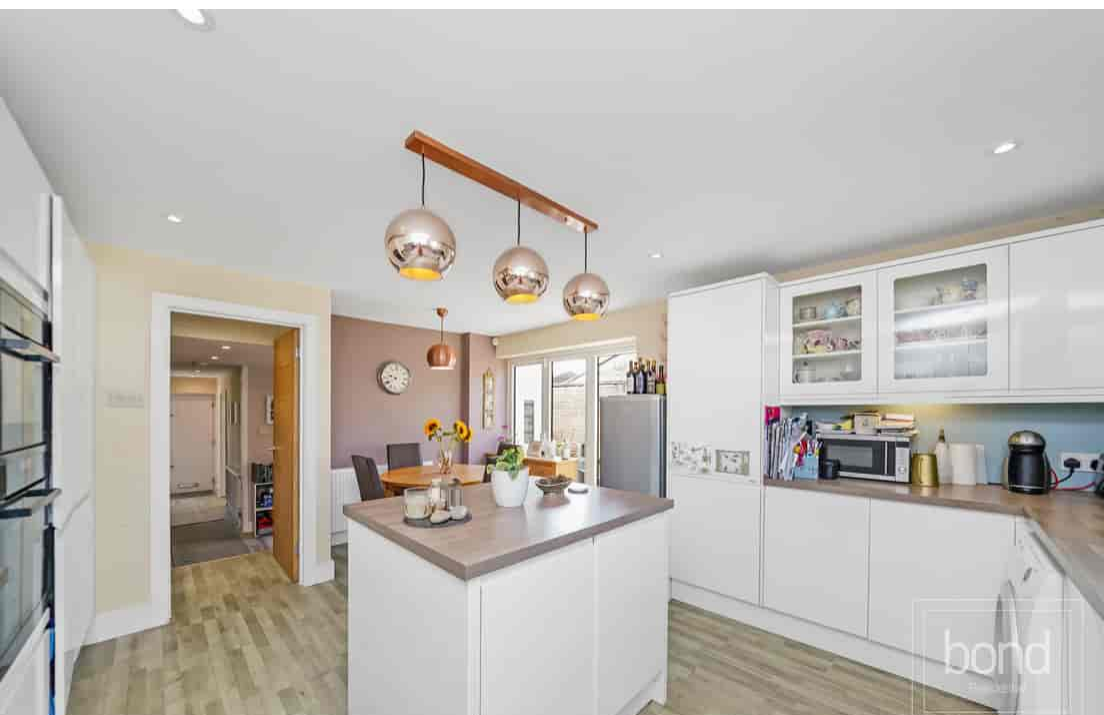
The property is conveniently situated within 1.2 miles of Chelmsford city centre and mainline station. The property is also within walking distance of both of Chelmsford's highly sought after grammar schools, King Edward VI (KEGS) and The County High School for girls. There are a selection of local primary schools and nurseries within close proximity of the property, Chelmsford also offers a selection of private schools which are in high demand.

Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent to larger well known chains serving cuisines from around the world, along with a thriving nightlife with a selection of bars, the Civic Theatre and two multi screen cinemas. The pedestrianised High Street, two shopping precincts as well as a number of designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities.

Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the newly refurbished Riverside Ice & Leisure centre, a selection of golf courses and sports clubs. There are a selection of open spaces with Admirals Park being within close proximity. This offers pleasant riverside walks through to Central Park and in turn to the city centre or through to the village of Writtle.

Chelmsford is a sought after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 32 minutes, Chignal Road is conveniently positioned within easy access of the A1060 and A414 which provide access to the M11.

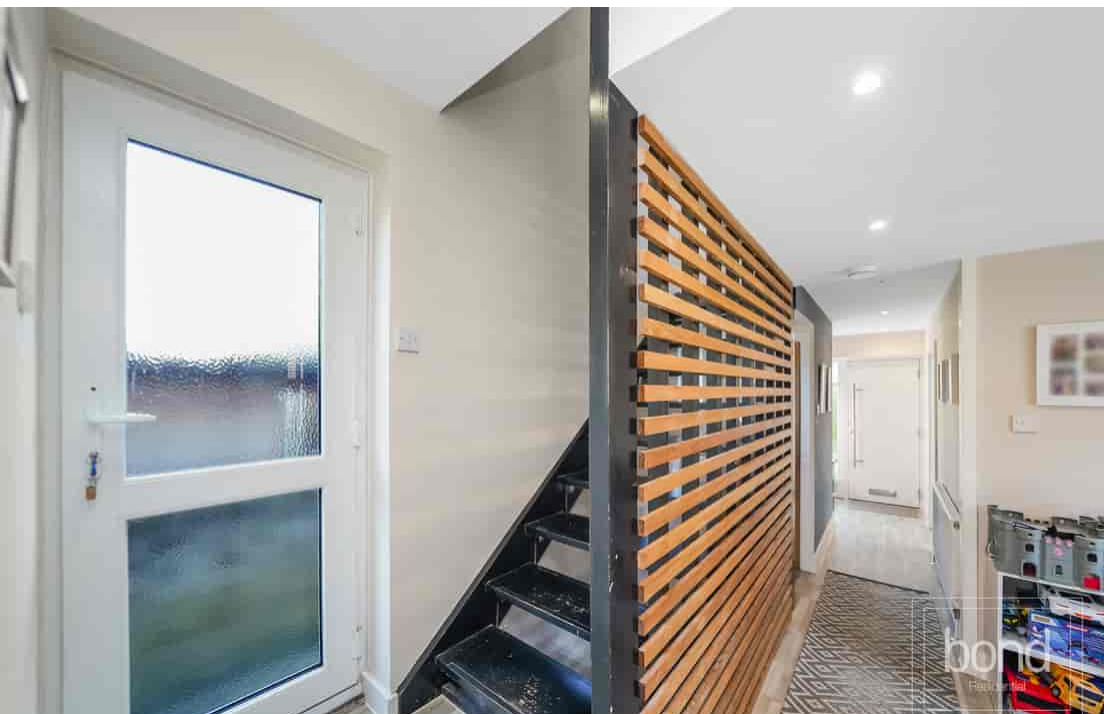
- Four-bedroom Art Deco style detached home
- Modern kitchen/dining room ideal for family living and entertaining
- Additional playroom/snug on the ground floor
- Beautifully landscaped rear garden with lawn and patio area
- Located within walking distance of Chelmsford City Centre and train station
- Situated over three levels, including a large lower ground store room
- Spacious sitting room with direct garden access
- Stylish family bathroom and separate ground floor WC
- Private driveway with off-street parking for multiple vehicles
- Close to highly regarded grammar schools and local amenities



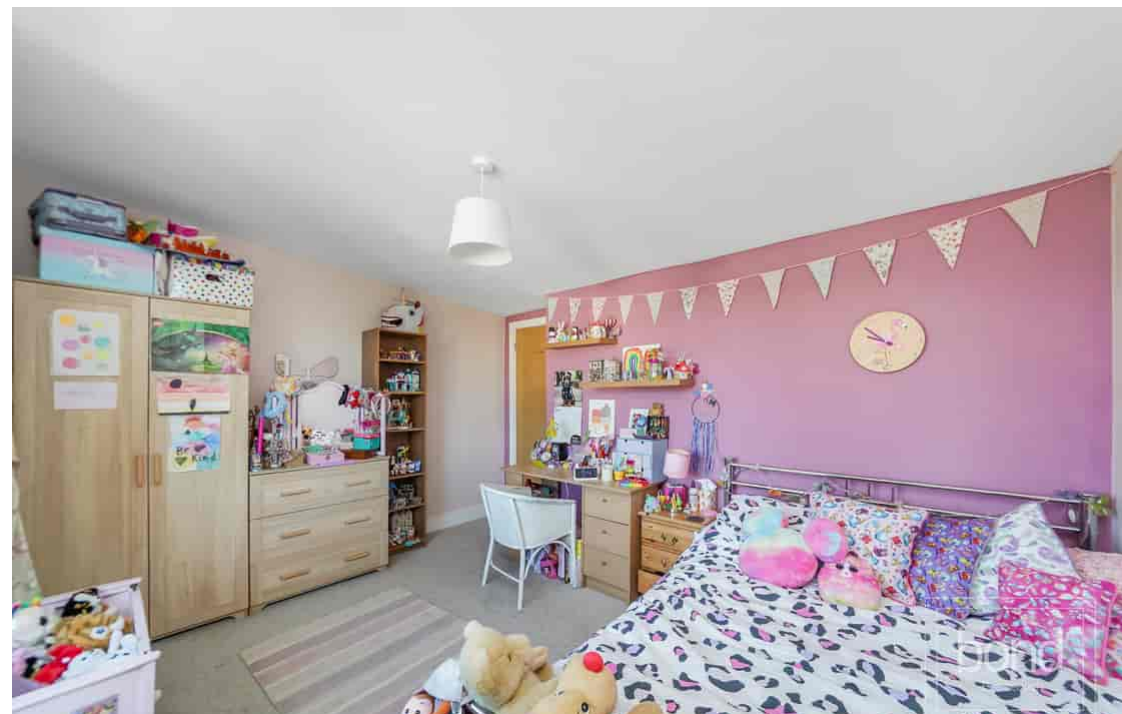
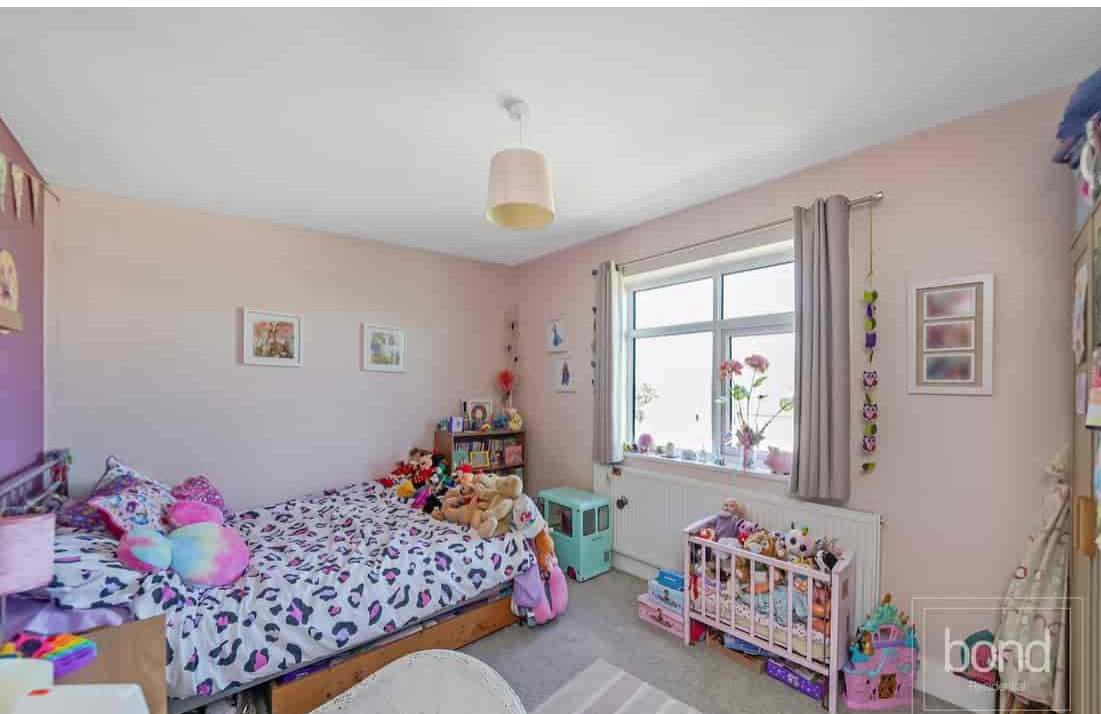




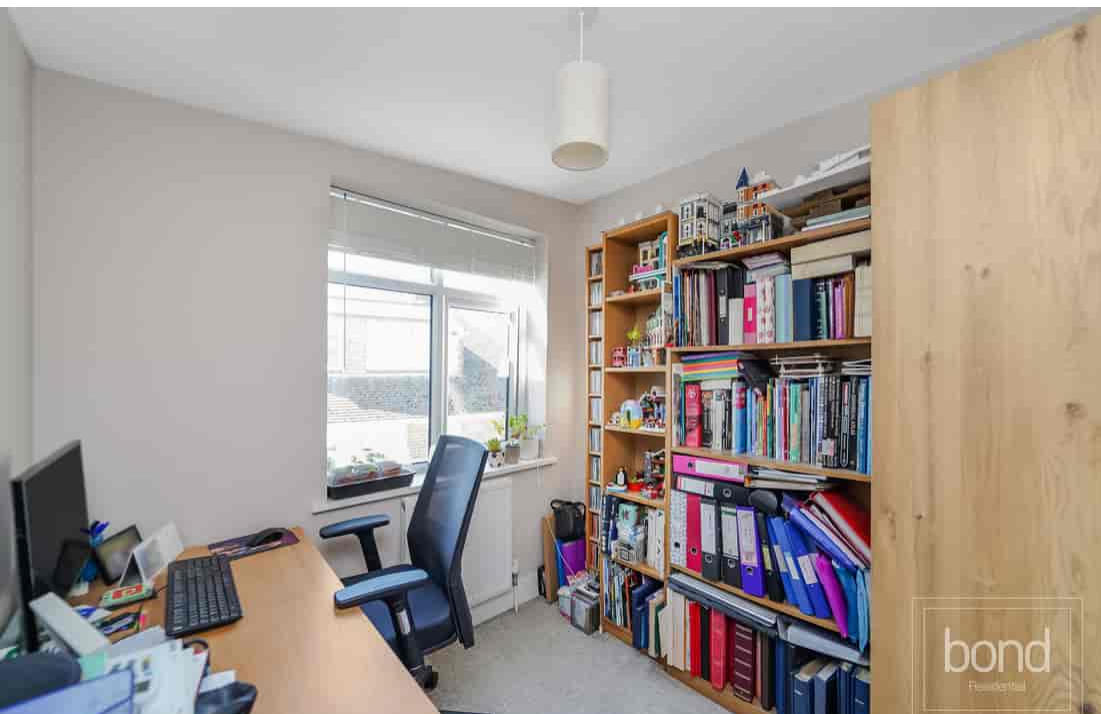










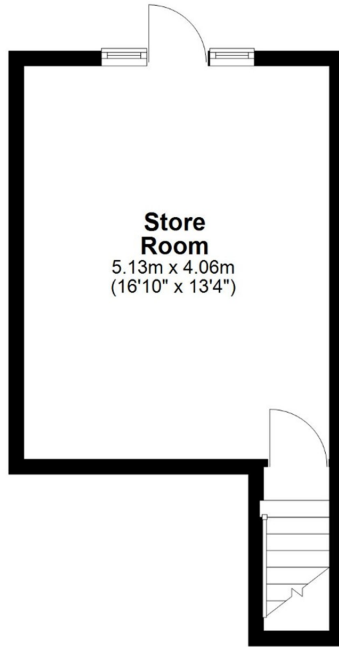




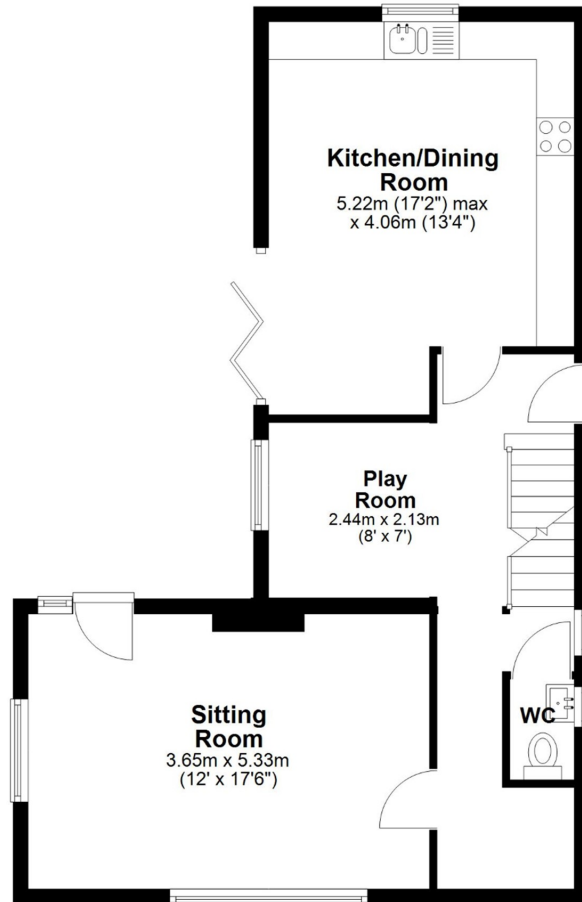




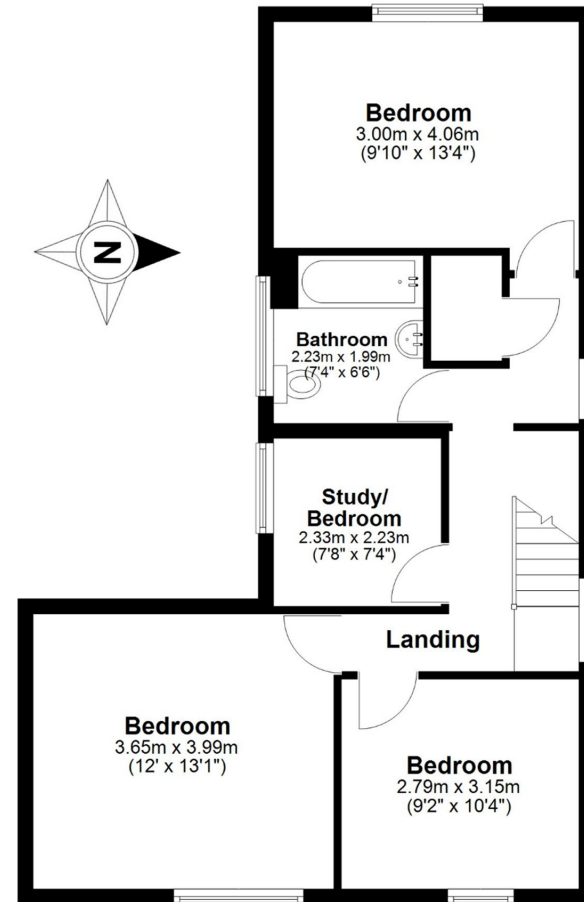
## Lower Ground Floor



## Ground Floor

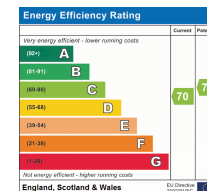


## First Floor



**APPROX INTERNAL FLOOR AREA 140 SQ M (1500 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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