



Timsons Lane, Chelmsford, Essex, CM2 6AF

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£600,000 Freehold



## ACCOMMODATION

This detached bungalow occupies an enviable position at the end of a Cul De Sac and features accommodation comprising an entrance porch, hallway, living room with double doors leading to the conservatory, fitted kitchen/breakfast room, master bedroom with fitted bedroom furniture, additional bedroom with fitted bedroom furniture, bathroom with modern white suite.

Externally the property benefits an overall plot of 100' x 69' (maximum) with a driveway leading to a detached garage, the front garden is divided in to two sections with a paved patio area which could easily be changed to offer additional parking if required, then a large lawned area with mature planting. The rear garden offers a paved patio and lawn, there is space to the side where there are two sheds.

The current owner has had planning permission granted to demolish garage, raise the roof and erect single storey side/rear extension, front extension and orangery. This would create a fabulous sized bungalow that would feature; Three bedrooms, study, living room, orangery, utility room, en suite to master bedroom, family bathroom and a fantastic open plan kitchen/dining/family room. Plans are available upon request or via Chelmsford City Planning portal using the following reference; 21/01413/FUL.

## LOCATION

Timsons Lane is a highly desirable turning off of Springfield Road, opposite the bungalow is Coronation park which plays home to Springfield Cricket Club and Chelmsford Rugby Club. Timsons Lane is situated within 1.2 miles of Chelmsford city centre and mainline station.

Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent ones to larger well know chains serving cuisines from around the world. Along with a thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas. The pedestrianised High Street, two shopping precincts, retail parks as well as several designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities. Both Riverside retail park and Chelmer Village retail park are within 1.1 miles of the property.

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. Chelmsford is the home to Essex County Cricket Club. The Cathedral is in the heart of the city. There is a selection of parks, sports clubs and open spaces within close proximity.

Chelmsford is renowned for its educational excellence, there are a selection of local primary schools within 1.2 miles of the property and Boswells High School, alongside the local schools, it offers two of the country's top performing grammar schools, Writtle Agricultural College, Anglian Ruskin University, and several private schools.

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. The property is conveniently positioned within easy access of the A12 via Springfield Road.

- Detached Bungalow
- Living Room & Conservatory
- Bathroom
- Garage & Driveway
- No Onward Chain

- Two Bedrooms
- Fitted Kitchen/Breakfast Room
- Overall Plot of 100' x 69'
- Cul De Sac Location
- Planning Permission Approved for Extension



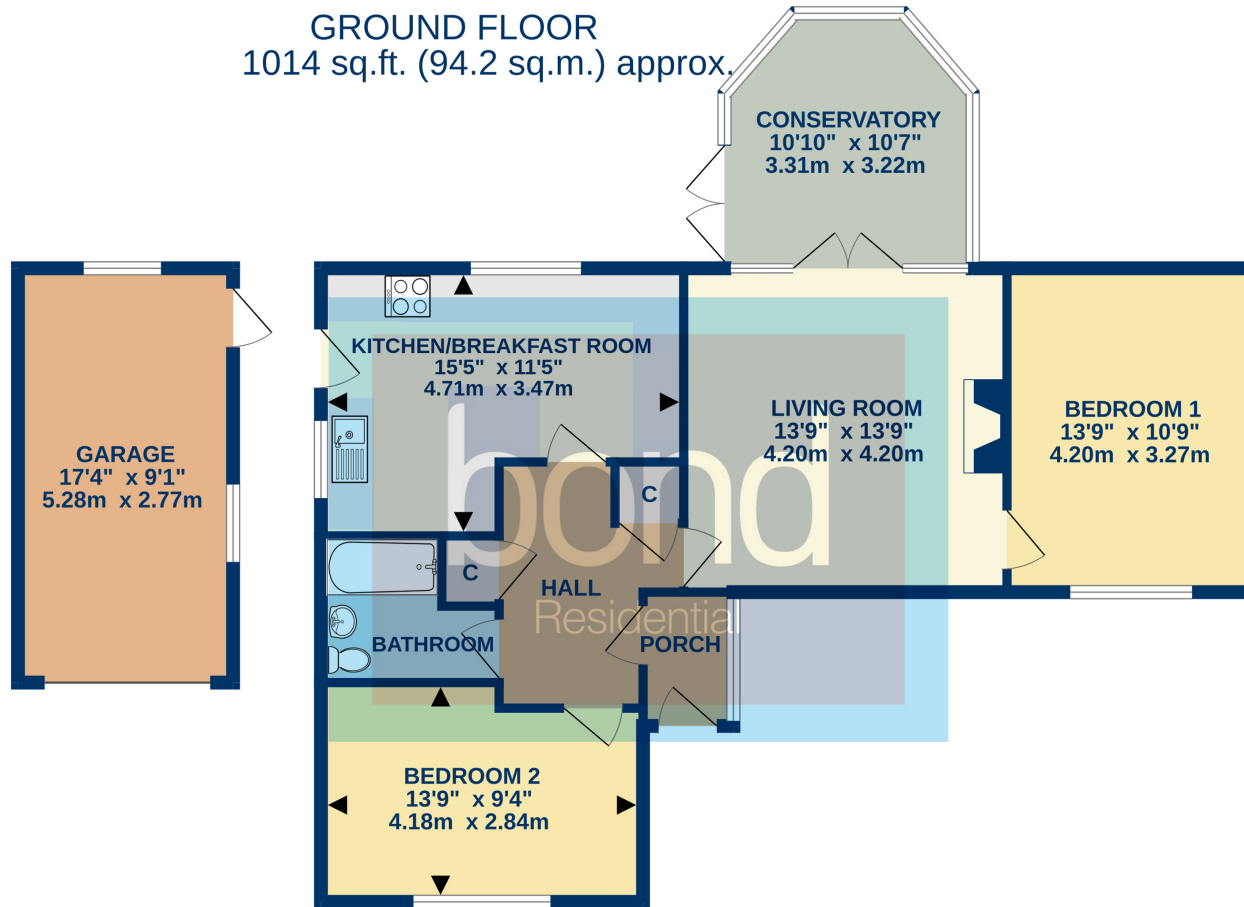








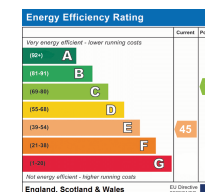
# GROUND FLOOR 1014 sq.ft. (94.2 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 sq.m.) approx.

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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