



Robert Finch Crescent, Beaulieu, Chelmsford, Essex, CM1 6BN

 2  4  3

£800,000 Freehold

## VENDORS VIEW...

We chose our home within the Beaulieu development as we fell in love with the whole new community feel, the selection of open spaces, children's play areas and walks for our dogs. The new Beaulieu through school was a real bonus for us with it only being a short walk away as well as the convenience of the shops at Beaulieu Square.

Purchasing a new build was ideal as it meant we had no maintenance worries and could enjoy our spare time with the family and we also benefit from the home being energy efficient.

## ACCOMMODATION

This modern executive detached family home features accommodation laid out over three floors comprising a spacious entrance hall, triple aspect living room with double doors overlooking and leading to the rear garden, a triple aspect kitchen/dining room with shaker style kitchen units, Quartz work surface and built in appliances, utility room and a cloakroom complete the ground floor accommodation. To the first floor there are three double bedrooms, the larger of the three benefitting from an en suite shower room with contemporary white suite and a family bathroom with contemporary white suite. The second floor comprises a stunning master bedroom suite with bedroom area, dressing area with fitted wardrobes to one wall with mirror fronted sliding doors and an en suite shower room with contemporary white suite, there is also a large walk in airing cupboard off the second floor landing.

Externally the property benefits from being situated on a corner plot which provides additional landscaping to the front and side, a driveway provides off road parking for several vehicles and leads to the double garage with twin up and over doors, the current owners have part converted the garage to create a home office with window overlooking the rear garden. The rear garden has been landscaped to both maximise the space and minimise the maintenance with three separate paved seating areas, artificial lawn and summer house.

## LOCATION

Beaulieu is a modern development which is a vibrant new district for Chelmsford offering inspirational architecture and landscape. It has its own unique identity inspired by its rich heritage, offering premium housing and exemplary community facilities. Set around the majestic New Hall School, formerly King Henry VIII's Tudor palace, and its estate parkland, the development is conceived as a series of individually designed neighbourhoods that connect to the wider landscape and countryside. Beaulieu has been designed and driven by the needs and aspirations of the community. Situated on the north-eastern edge of Chelmsford, Beaulieu provides a complete range of well-designed new homes from one bedroom apartments to five bedroom family houses. The residential areas are supported by a wide range of facilities including Essex's first 'All Through' Beaulieu school which opened in 2018 a collection of community, health, sport and retail amenities together with an extensive network of parkland and green open spaces. Designed to serve as the 'heart' of Beaulieu is the Beaulieu Square Neighbourhood Centre offering local shops, a dentist, vets, Community Centre, day nursery and an education centre. Beaulieu is situated to the North East of the city of Chelmsford, in a highly accessible location between the A130 and the A12 (jct.19). A network of cycleways run throughout Beaulieu and transport connections are further enhanced by a bus service providing a convenient connection to Chelmsford city centre and beyond.

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. 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.

Chelmsford is renowned for its educational excellence and, 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.

TENURE: Freehold

COUNCIL TAX BAND : G

ESTATE CHARGE: £351 per annum

- Complete Onward Chain
- Accommodation Laid Out Over Three Floors

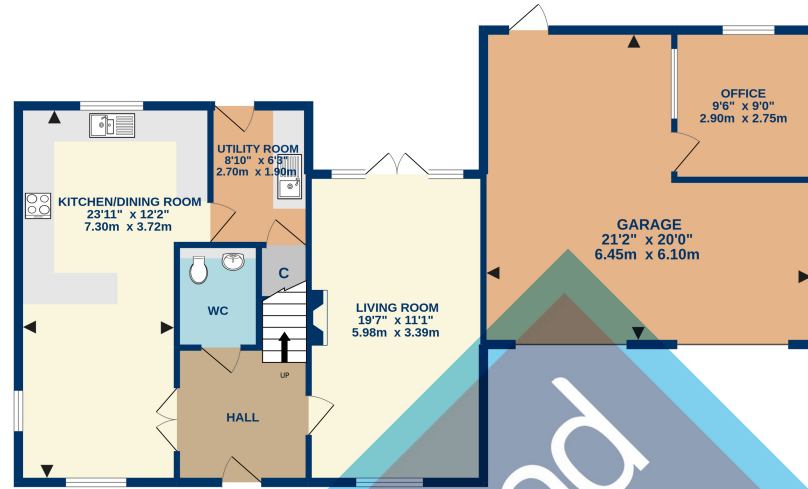
- Executive Detached Family Residence
- Corner Plot



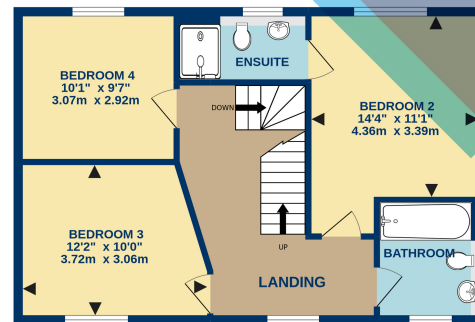




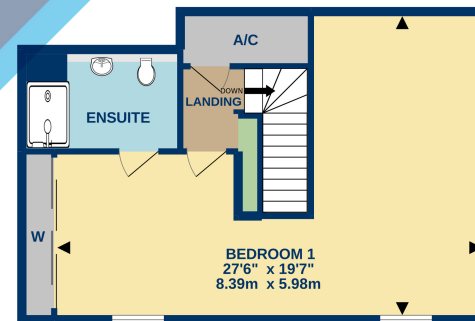
GROUND FLOOR  
1080 sq.ft. (100.4 sq.m.) approx.



1ST FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



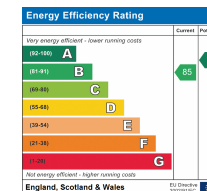
2ND FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 2199 sq.ft. (204.3 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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78, New London Road,  
Chelmsford, Essex, CM2 0PD  
Telephone: 01245 500599  
Website: www.bondresidential.co.uk