

Hainault Grove, Chelmsford, Essex, CM1 2TP

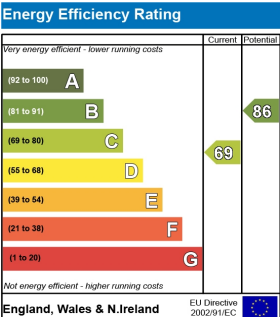


Energy Efficiency Rating C



£375,000

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ACCOMMODATION:

This two bedroom end of terrace home occupies a corner plot and offers excellent development potential with planning permission previously being granted for a new dwelling to be added to the end of the terrace, the permission has subsequently lapsed and would need to be reapplied for. The accommodation internally comprises an entrance hall, dual aspect living/dining room with box bay window to front and double doors over looking and leading to the rear garden, kitchen, two double bedrooms and a family bathroom.

Externally the property offers a front garden with block paved driveway providing off road parking, gate providing access to the South facing rear garden and shed.

LOCATION:

Canuden Road is located within the popular Westlands development located to the west of Chelmsford city centre conveniently located with 1.2 of a mile of Chelmsford's mainline station and city centre. 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 as well as Westlands primary school and Hylands high school.

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 know 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 and Central Park both being within a short walk, with the latter offering a pleasant riverside walks through to the city centre. 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 40 minutes, the property is conveniently positioned within easy access of the A1060 and A414 which provide access to the M11.

- **Two Bedroom End Terrace House**
- **Development Opportunity**
- **Living/Dining Room With Box Bay Window**
- **Kitchen**
- **Bathroom**
- **South Facing Rear Garden**
- **Driveway To Front**
- **Completed Onward Chain**

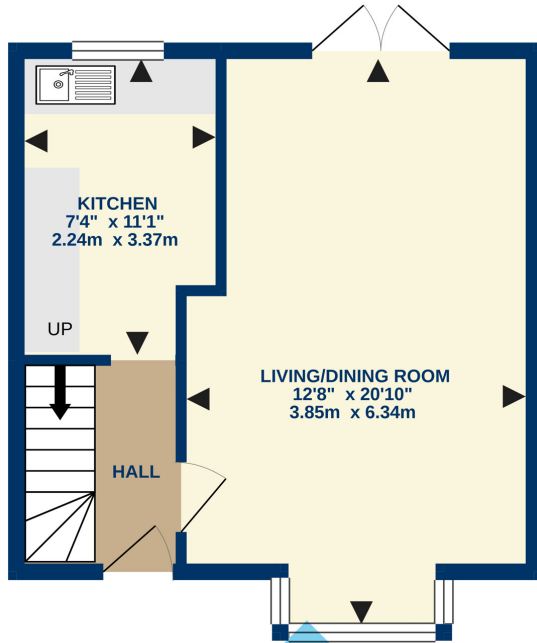


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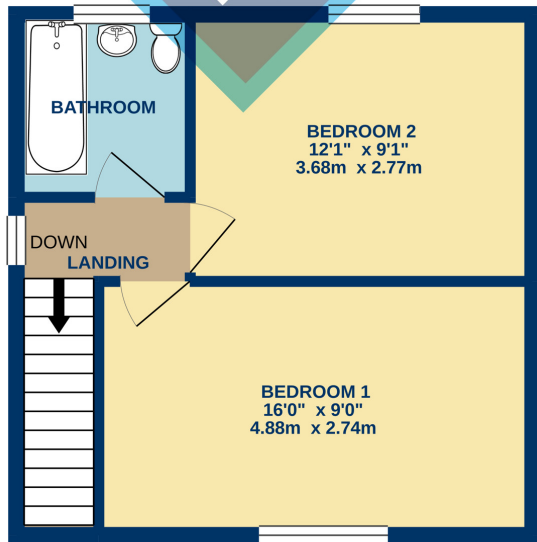
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GROUND FLOOR



1ST FLOOR



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FLOORPLAN



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