



40 Telford Place, Chelmsford, Essex, CM1 7QZ

Council Tax Band D (Chelmsford City Council)

1 3 3

£600,000 Freehold

This modern and well-proportioned three bedroom linked home offers stylish, versatile accommodation arranged over two floors, ideal for families and professionals alike.

The ground floor is entered via a welcoming entrance hall which provides access to a contemporary sitting room, featuring double doors opening directly onto the rear garden, creating a bright and sociable living space. The fitted kitchen/dining room is thoughtfully designed with ample worktop and storage space, ideal for everyday living and entertaining. A ground floor cloakroom completes the accommodation on this level. To the first floor, the impressive principal bedroom benefits from its own dressing area and a modern en suite shower room. The guest bedroom/bedroom two also enjoys the luxury of a dressing area and en suite shower room, making it ideal for visitors or older children. A further third bedroom is served by a well-appointed family bathroom. A galleried landing enhances the sense of space and light throughout the upper floor.

Externally the property is complemented by a South West facing private rear garden and a garage situated directly adjacent to the garden boundary wall with additional off-road parking directly in front of the garage

Location

Telford Place is a modern development located off Arbour Lane, conveniently located within a mile of Chelmsford High Street and mainline station. Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store.

Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs and gyms including the newly refurbished Riverside Ice & Leisure, there are a selection of small parks and open areas located close to Arbour Lane including Arun park which leads to the Bunny Walks which provides a pleasant riverside walk and cycle path into the city centre.

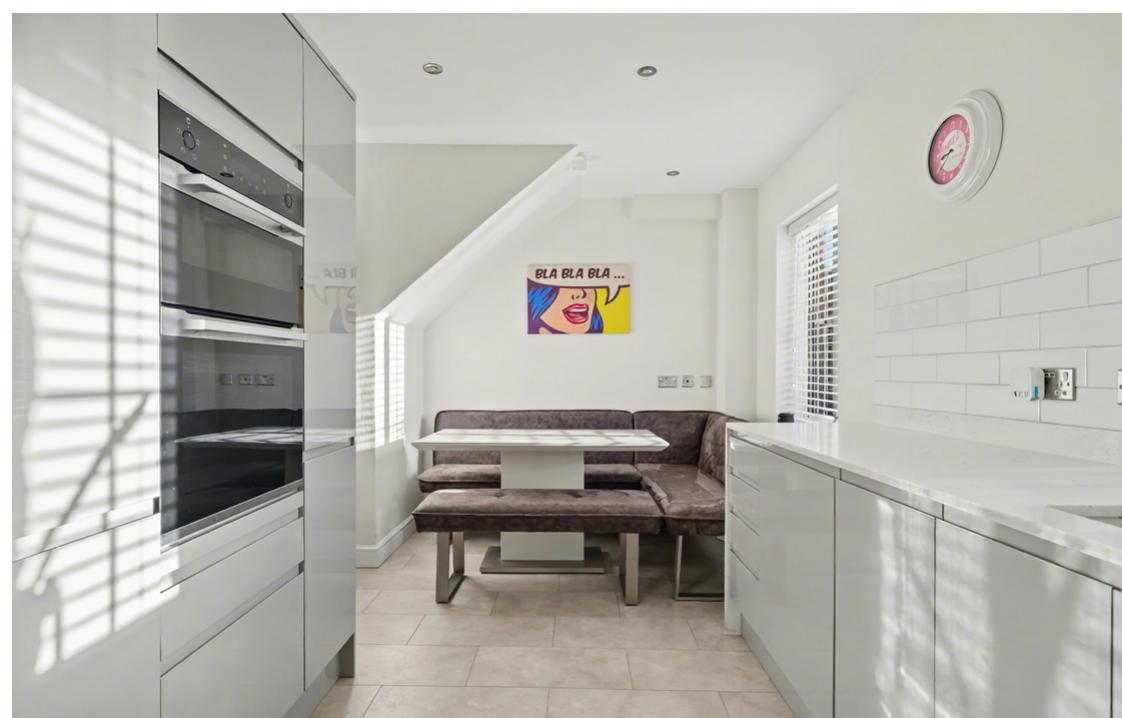
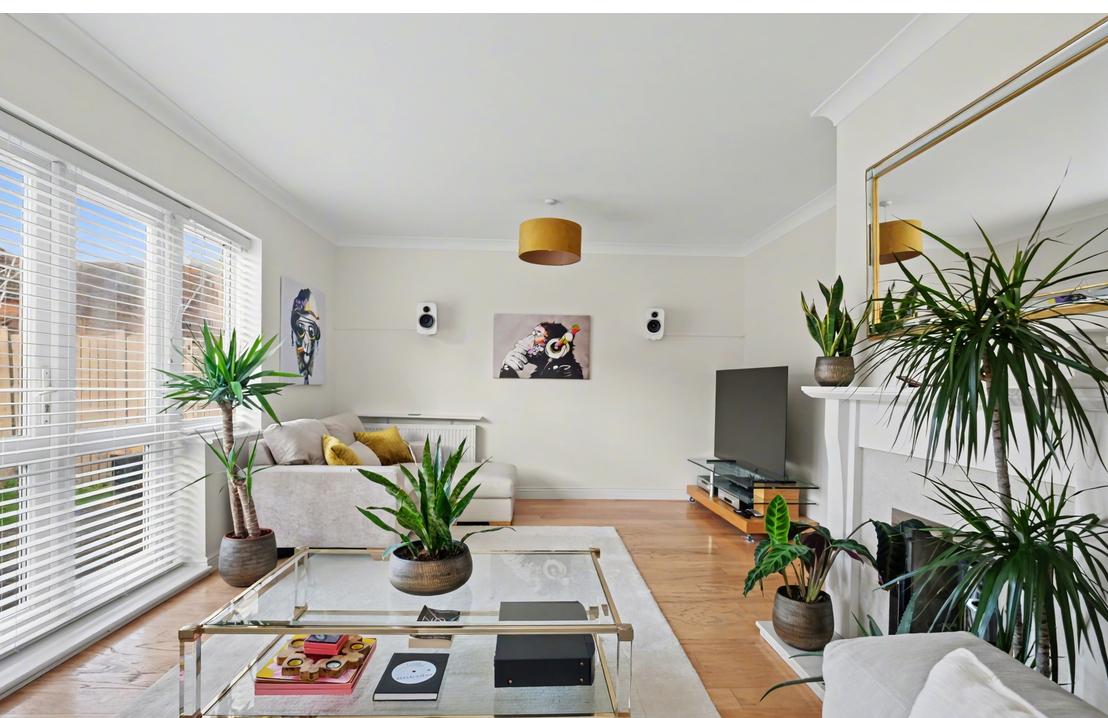
Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University, as well as New Hall private school which is situated on the edge of Springfield.

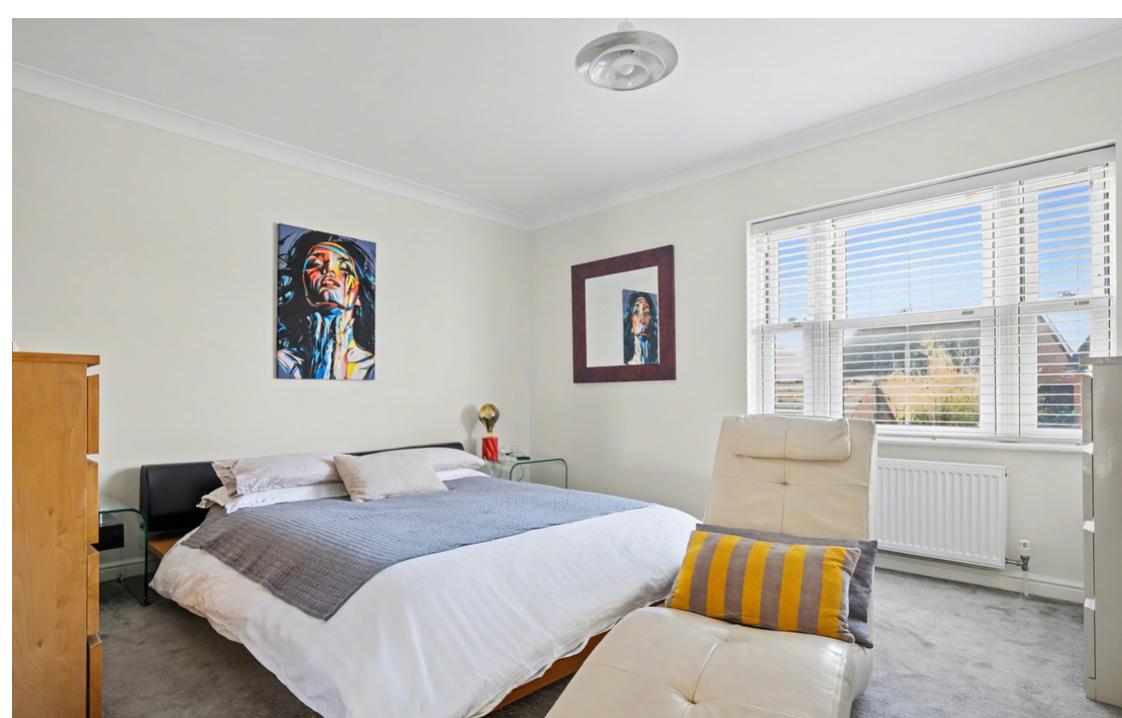
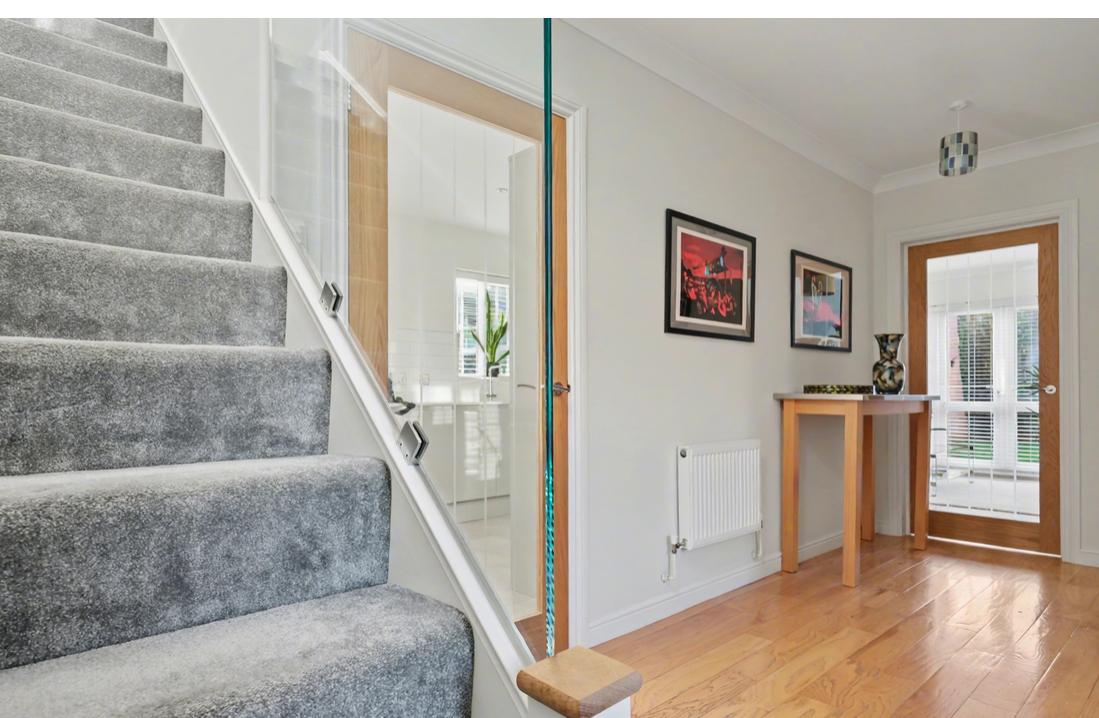
Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, The property is conveniently located located within 2.5 miles of the A12 which provide access to the M25 and M11.

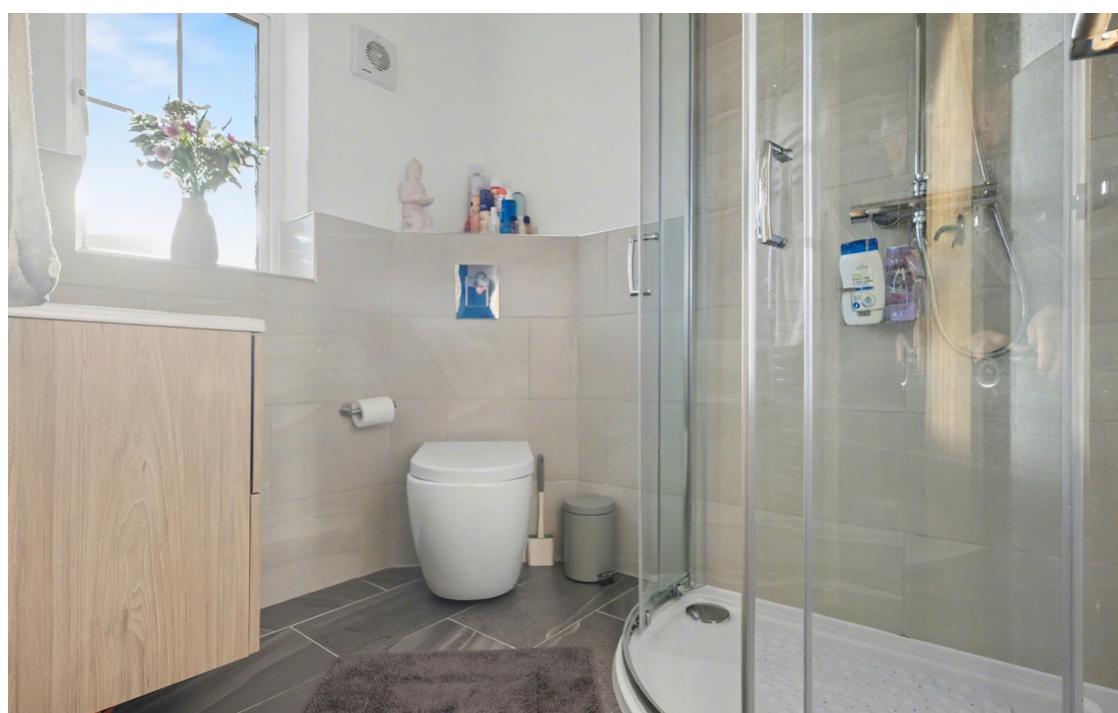
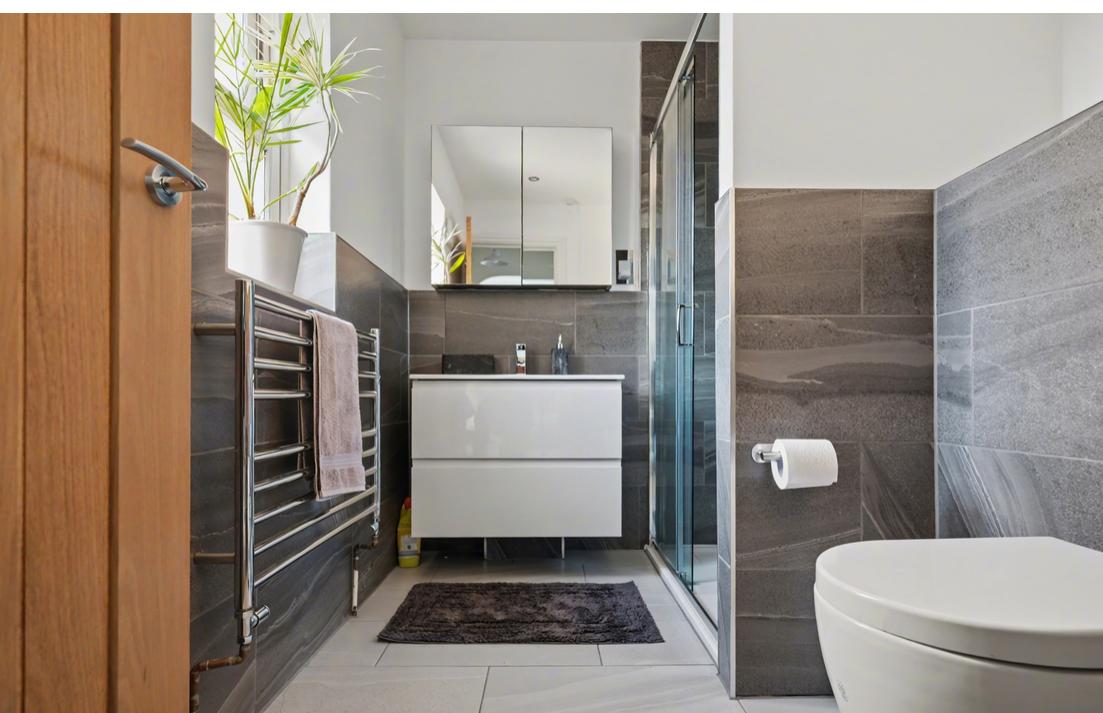
- Modern three bedroom linked home
- Fitted kitchen/dining room
- Principal bedroom with dressing area and en suite shower room
- Spacious sitting room with double doors to rear garden
- Ground floor cloakroom
- Guest bedroom with dressing area and en suite shower room

This is a sales pack and not a formal sales agreement

Light & airy, filled with natural light and air

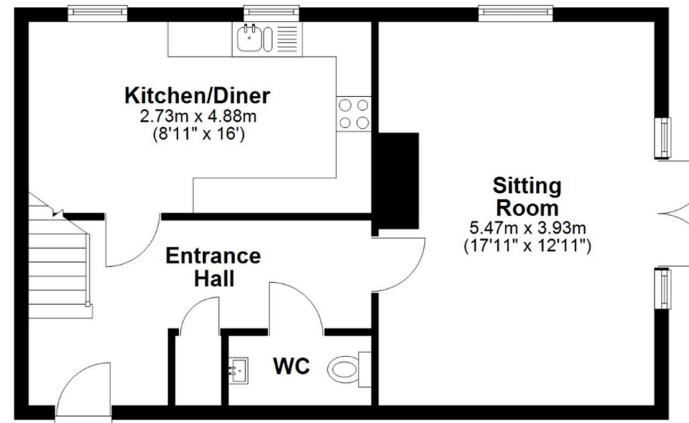




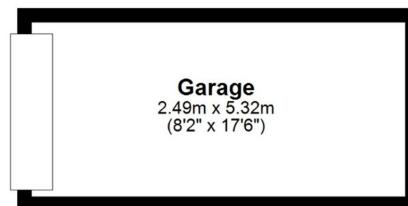




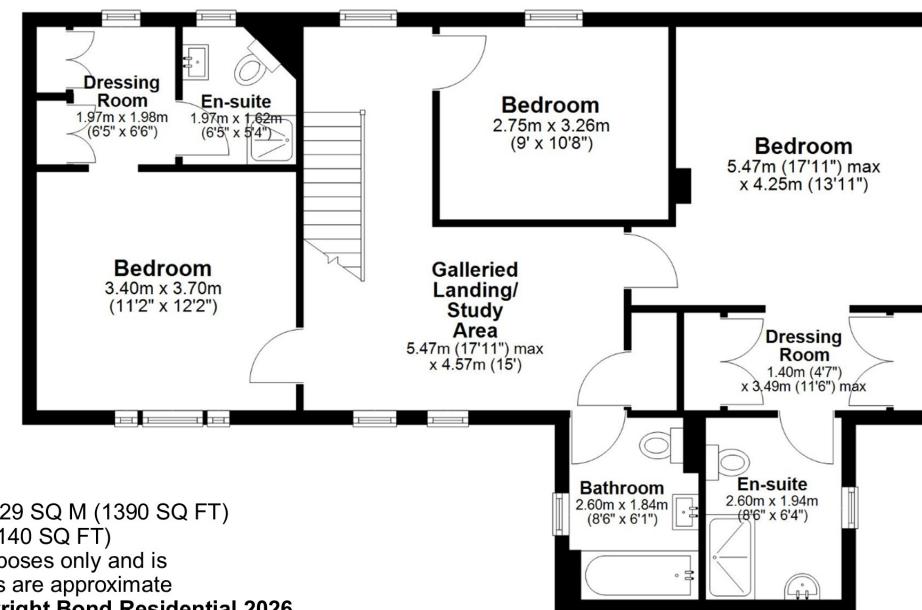
Ground Floor



Outbuilding



First Floor



APPROX INTERNAL FLOOR AREA 129 SQ M (1390 SQ FT)
OUTBUILDING 13 SQ M (140 SQ FT)

This floorplan is for illustrative purposes only and is

NOT TO SCALE all measurements are approximate

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