



Hillside Grove, Chelmsford, Essex, CM2 9DA

 2  4  2

£775,000 Freehold

## ACCOMMODATION

Nestled in the sought-after South Chelmsford area, this extended and remodelled semi-detached family home offers a perfect blend of modern living and classic charm. As you step inside, you are greeted by a spacious living room, ideal for relaxing and entertaining guests. The open-plan kitchen/dining/family room is a true highlight, providing a versatile space for family gatherings and everyday living, with the bi fold doors allowing for the room to seamlessly connect to the garden during the summer months. The property boasts a utility room and cloakroom, adding convenience to your daily routine. Upstairs, you will find four well-appointed bedrooms, including a luxurious master bedroom with an en suite. Both the En suite and family bathroom have been recently refitted to feature contemporary white suites, perfect for unwinding after a long day. For additional space, the loft room offers endless possibilities, whether as a home office or playroom.

Outside, the property features a garage and driveway with an EV charger, catering to modern lifestyle needs. The landscaped rear garden is a tranquil oasis, complete with an outbuilding ideal for those that want to work from home or a home gym, the covered veranda of the outbuilding plays home to a hot tub. This large patio makes this outdoor space perfect for al fresco dining or simply entertaining family and friends, the large artificial lawn makes the garden ideal for those with children and ensures it is usable all year round.

The property also benefits from planning permission for a Loft conversion with hip to gable end extensions, rear dormer window and Juliette balcony and front facing rooflights.

## LOCATION

Hillside Grove is conveniently located within easy access of the A12 and conveniently located within 1.2 miles of Chelmsford city centre. There are a selection of local amenities within walking distance of the property with Tesco superstore and Esso garage. Hillside Grove is spoilt for local schooling with a selection of outstanding private schools, Moulsham Infants & Juniors and senior school are all within a half a mile of the property. There is a regular bus service which runs along Princes Road and provides access to the City Centre.

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 chain 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.

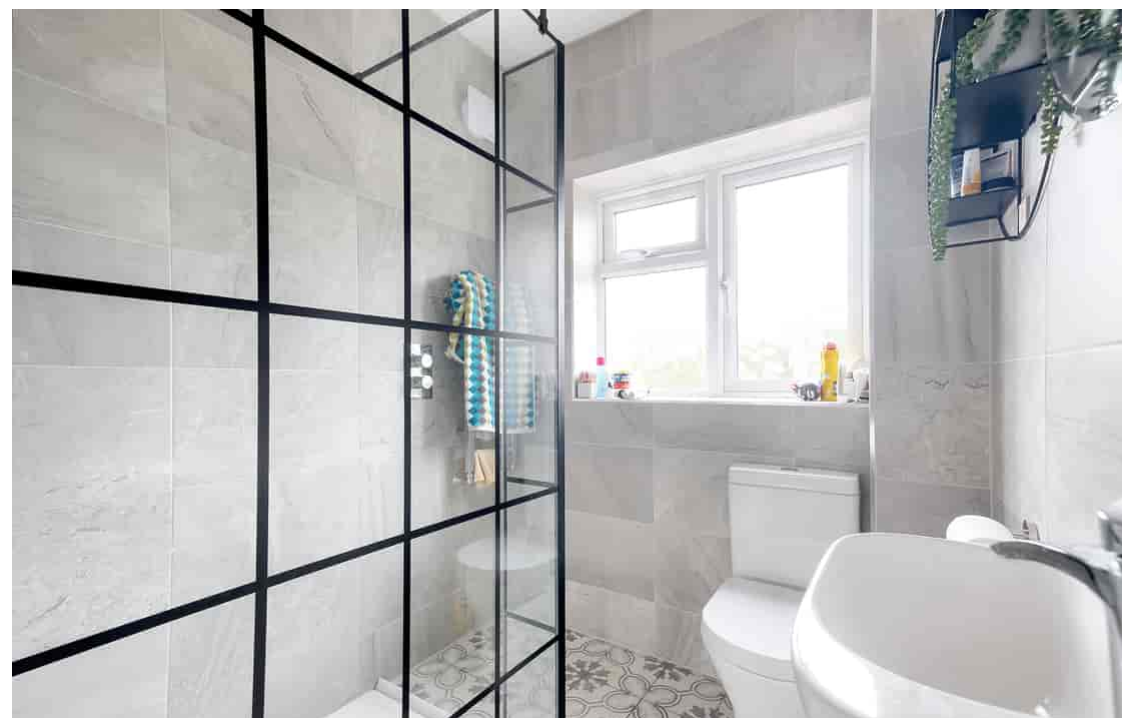
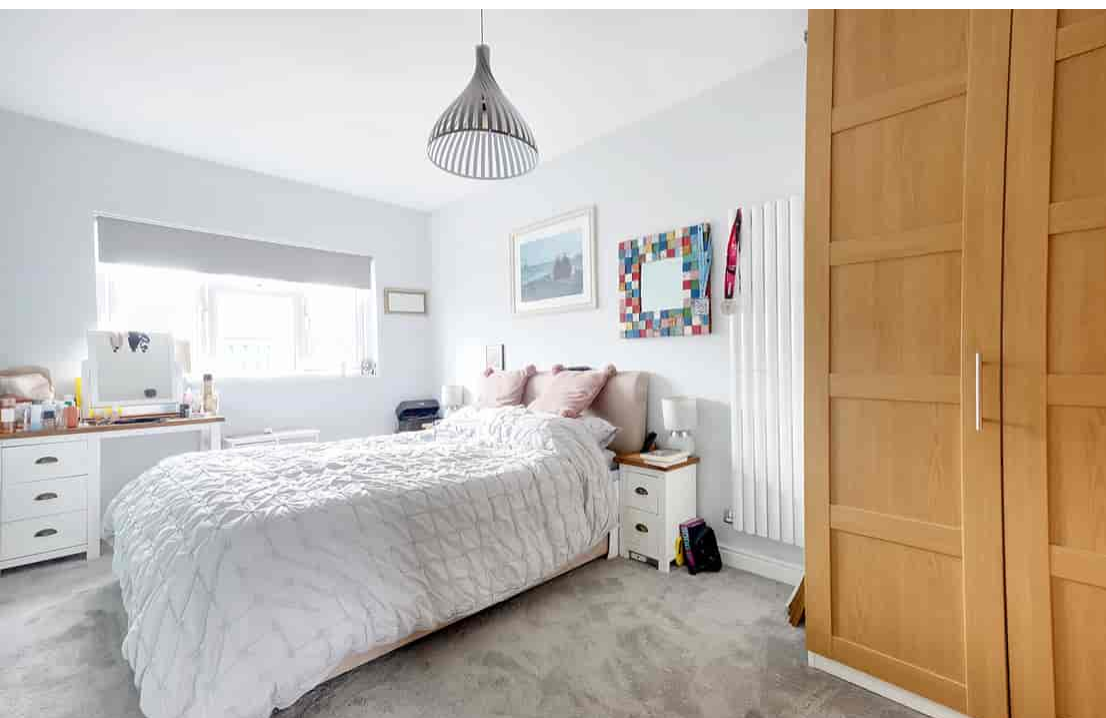
Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs at the local Chelmer Park, a selection gyms including the newly refurbished Riverside Ice & Leisure, there are a selection of golf clubs within the area including Chelmsford golf club that the development backs on to and the nearby Hylands Park estate and Oaklands park provide pleasant open spaces.

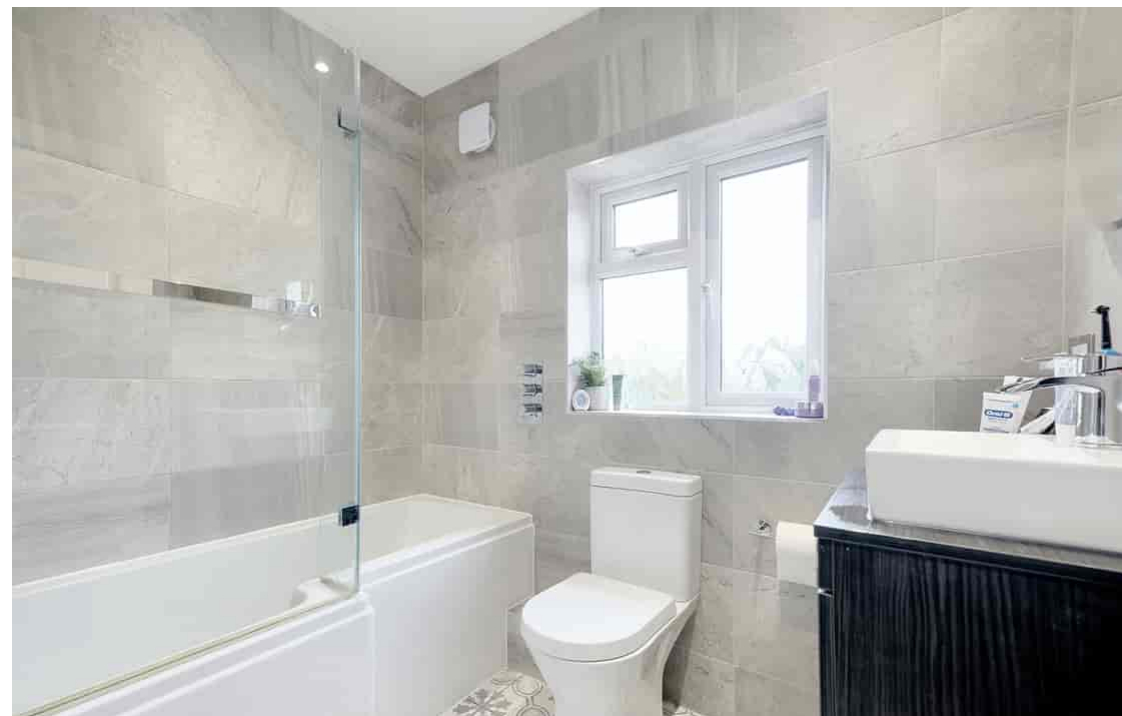
Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University. Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, the property is also conveniently located within 2 miles of the A12 and A14 which provide access to the M25 and M11.

- Extended & Remodelled Semi Detached Family Home
- Open Plan Kitchen/Dining/Family Room
- Four Bedrooms
- Family Bathroom With Contemporary White Suite
- Garage & Driveway With EV Charger
- Living Room
- Utility Room & Cloakroom
- Master Bedroom With En Suite
- Loft Room
- Landscaped Rear Garden With Outbuilding



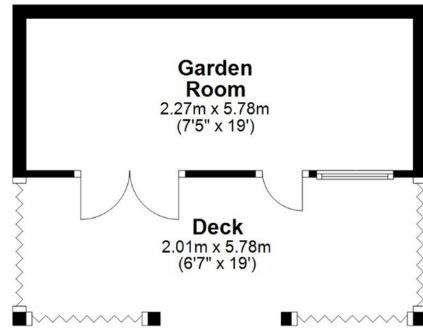




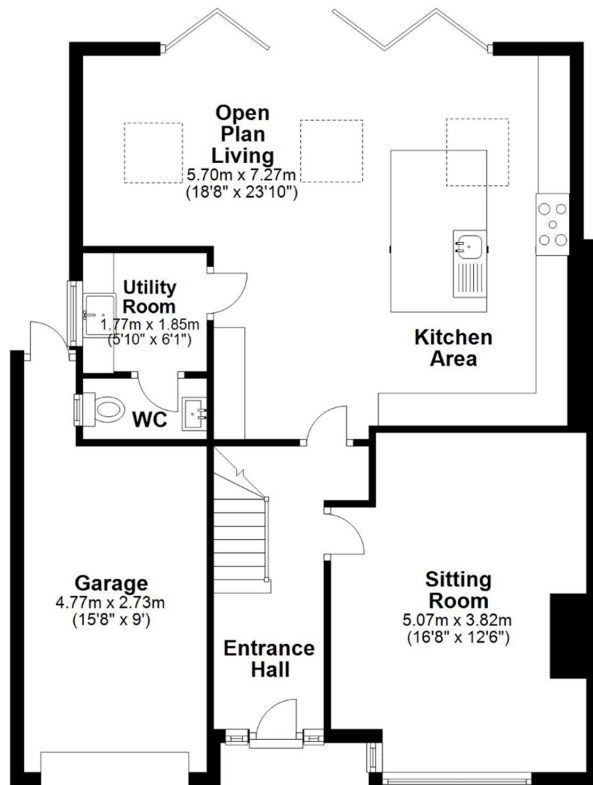




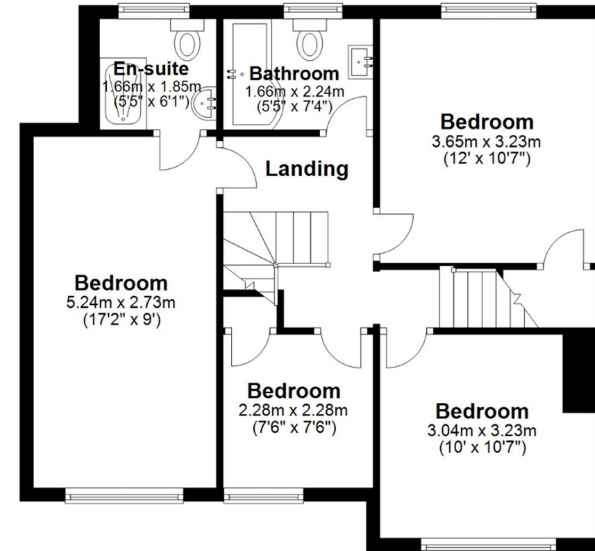
### Outbuilding



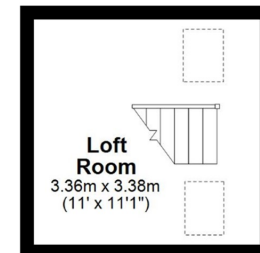
### Ground Floor



### First Floor



### Second Floor



**APPROX INTERNAL FLOOR AREA**  
 153 SQ M (1650 SQ FT)  
 (Includes Garage & Loft Room)  
**OUTBUILDING 25 SQ M (270 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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