



**bond**  
Residential  
for sale  
01245 500599

# Dene Court, Chelmsford, Essex, CM1 2JQ

Council Tax Band E (Chelmsford City Council)

 1  3  1

£495,000 Freehold

Situated in a peaceful cul-de-sac just off the ever-popular Chignal Road in Chelmsford, this attractive detached family home being sold with no onward chain offers a superb balance of space, comfort, and convenience. With a generously sized layout spanning approximately 1,620 sq ft (including the garage), this well-maintained property features three spacious double bedrooms. The ground floor boasts a bright and airy dual-aspect sitting room, a large open-plan kitchen/dining room, and a ground floor WC—perfect for family living and entertaining. Upstairs, a well-appointed family bathroom services the three bedrooms, while the overall internal arrangement is both functional and flexible.

Externally, the property includes a private driveway leading to a garage, a low-maintenance front garden, and a rear garden with outbuilding/shed—ideal for storage or as a potential workspace. This home is perfect for families seeking easy access to schools, transport, and city centre amenities.

## Location

This property enjoys a prime location within walking distance of Chelmsford City Centre, Chelmsford Railway Station, and some of the city's most sought-after grammar and secondary schools, including King Edward VI Grammar School (KEGS) and Chelmsford County High School for Girls (CCHS).

Chelmsford is a vibrant city with a wide range of amenities, from boutique shopping and high-street retail outlets to an excellent choice of restaurants, cafés, and cultural attractions including theatres and historic sites. The Bond Street Shopping Centre and Central Park provide superb recreational options for families and professionals alike.

For commuters, Chelmsford Station offers fast and frequent mainline rail services to London Liverpool Street in approximately 35 minutes, making it ideal for those working in the capital. The property is also well-served by local bus routes and benefits from easy access to the A12, A130, and M25, ensuring excellent road connectivity.

Educationally, Chelmsford is renowned for its high-performing schools, both public and private, and offers a wide range of options for all age groups.

**Tenure:** Freehold **EPC Rating:** D **Council Tax Band:** E

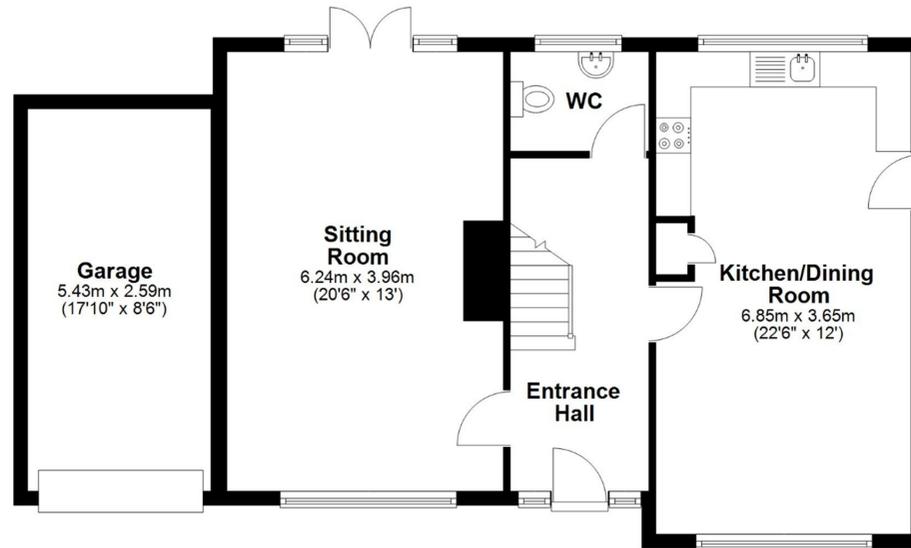
- Detached family home
- Large dual-aspect sitting room with French doors to garden
- Ground floor WC
- Garage & Driveway
- Walking distance to city centre, station, and top grammar schools
- Positioned in a quiet cul-de-sac off Chignal Road
- Spacious open-plan kitchen/dining room with garden access
- Three generous double bedrooms
- Private rear garden with outbuilding/shed for storage
- No onward chain







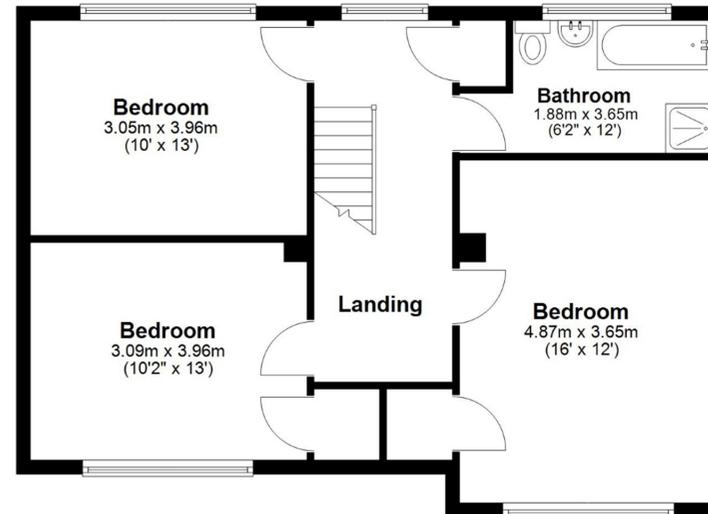
## Ground Floor



## Outbuilding



## First Floor



**APPROX INTERNAL FLOOR AREA**  
150 SQ M (1620 SQ FT) **(Includes Garage)**  
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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