



3 Butts Way, Chelmsford, Essex, CM2 8TJ



Guide Price £450,000 Freehold

Discover the perfect blend of tranquillity and convenience with this delightful two-bedroom detached bungalow, nestled in a non-estate position within a peaceful cul-de-sac in the South West of Chelmsford. Ideal for those seeking a serene lifestyle, this property offers a unique opportunity to enjoy the best of semi-rural living while being just a short drive from local amenities. Upon entering, you are greeted by a spacious dual aspect living room, flooded with natural light, providing a warm and inviting space for relaxation and entertaining. The fitted kitchen is well-appointed, offering ample storage and workspace, perfect for culinary enthusiasts. Adjacent to the kitchen, a practical utility room adds convenience to your daily routine. The bungalow features two generously sized bedrooms, each offering a peaceful retreat at the end of the day. The family bathroom is tastefully designed, ensuring comfort and functionality for all residents.

Outside, the property truly shines with its impressive 85ft x 44ft westerly facing rear garden. This expansive outdoor space is a haven for gardening enthusiasts or those who simply enjoy basking in the afternoon sun. A garage and shed provide additional storage solutions, while the driveway to the front offers ample parking for multiple vehicles.

The property offers the potential to extend (subject to obtaining the relevant planning permission) with a number of other properties in the road having been extensively extended in a variety of ways.

LOCATION

Situated off a private road, this bungalow enjoys an idyllic semi-rural position, offering the perfect escape from the hustle and bustle of city life. Yet, it remains conveniently close to local shops, schools, and transport links, ensuring you have everything you need within easy reach. This charming bungalow in the south west of Chelmsford is a rare find, combining peaceful living with practical amenities. Don't miss the chance to make this your new home.

Accessed from Private Road either via Goat Hall Lane in Galleywood or via Three mile hill/London Road on the edge of the Hylands estate the property is conveniently located with access to the A12 and A414 being in close proximity, Butts Way is surrounded by countryside in all directions, there are a plethora of walks available through the countryside and into either Galleywood Common or the Hylands estate.

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.

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.

- Two Bedrooms
- Bathroom With Modern White Suite
- Driveway To Front
- 85' Westerly Facing Rear Garden

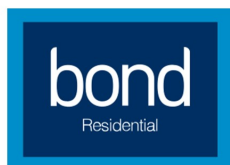
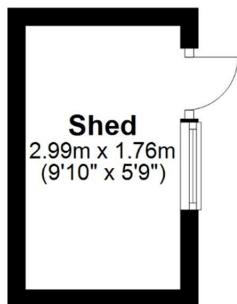
- Fitted Kitchen & Utility Room
- Dual Aspect Living Room
- Garage & Shed
- Potential To Extend (Subject To Planning Approval)



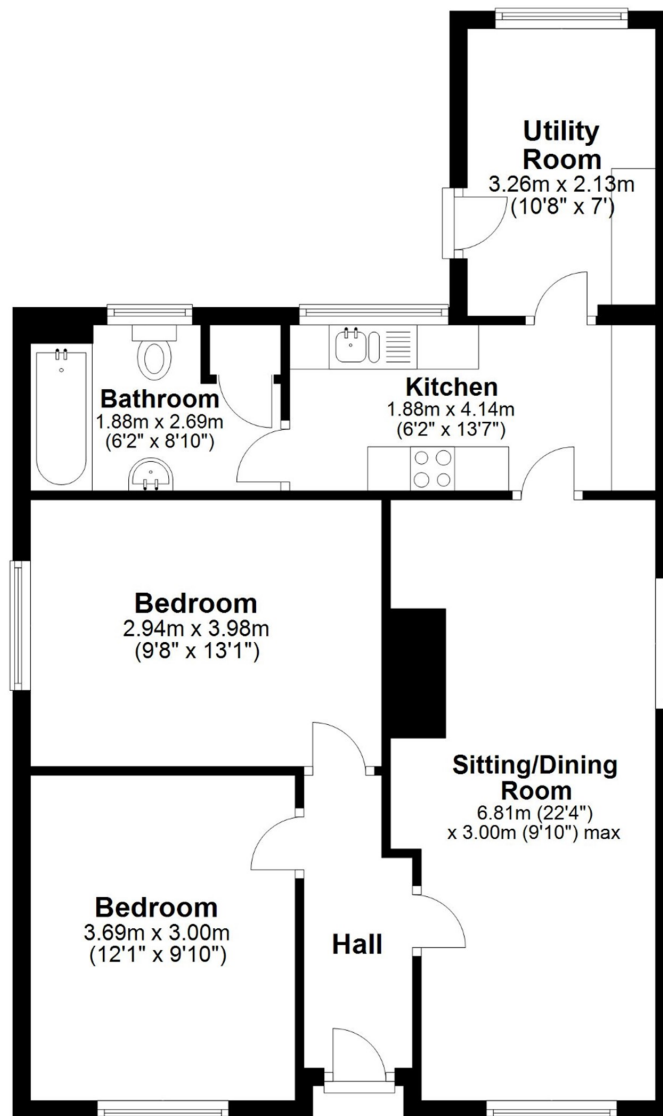




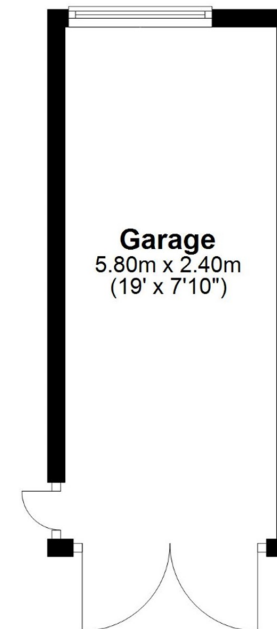
Outbuilding



Ground Floor



Outbuilding



APPROX INTERNAL FLOOR AREA
69 SQ M (740 SQ FT)
OUTBUILDINGS 19 SQ M (210 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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