



Wood Street, Chelmsford, Essex, CM2 9FQ

 1  3  2

Guide Price £450,000 - £475,000 Freehold

## ACCOMMODATION

This well presented modern three bedroom family home is situated on the sought after St John's development and offers accommodation comprising an entrance hall, living room, inner hall, ground floor cloakroom, fitted kitchen/dining room with built in appliances and double doors overlooking and leading to the rear garden. To the first floor, there is a landing, master bedroom with fitted wardrobe to one wall and an en-suite shower room, further double bedroom and single bedroom as well as a family bathroom with modern white suite.

Externally, the property benefits from a front and a rear garden: the front garden has been landscaped with a lawn with flower and shrub beds with hedging to front retained by railings, whereas the west-facing rear garden has been landscaped to feature a patio area, lawn and a shed. There are also two allocated parking spaces to the rear.

## LOCATION

The property is located in the highly desirable St John's development in Chelmsford which is 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 development with Tesco superstore at one end of Wood Street and a local parade of shops which includes a newsagents, chemist and doctors at the other end. St John's is spoilt for local schooling with a selection of outstanding private schools, two hugely popular primary schools in Moulsham Infants & Juniors and Mildmay Primary school as well as Moulsham senior school all within a mile of the St John's development. There is a regular bus service which runs along Wood Street 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 of 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.

- Sought After St John's Development
- Living Room
- Kitchen/Dining Room With Double Doors To Rear Garden
- Family Bathroom
- Two Allocated Parking Spaces

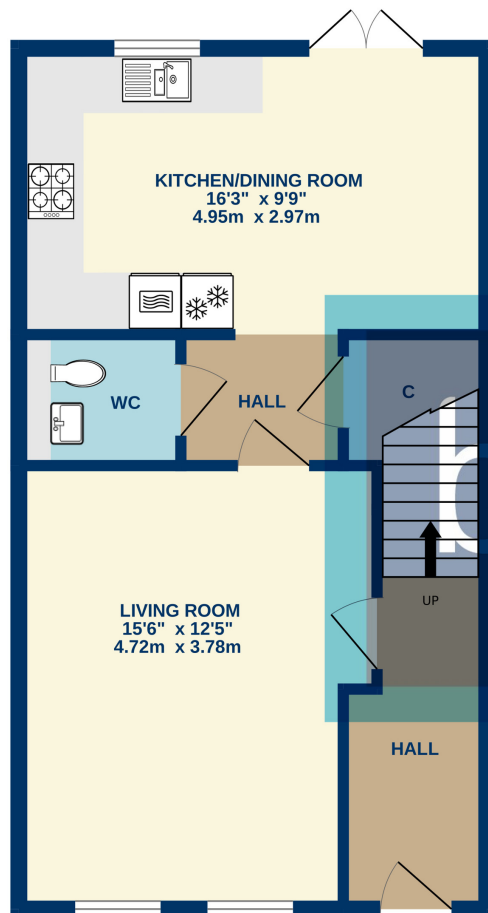
- Modern Semi Detached Home
- Cloakroom
- Master Bedroom with En Suite
- West Facing Landscaped Rear Garden
- 1.2 Miles from Chelmsford City Centre & Station



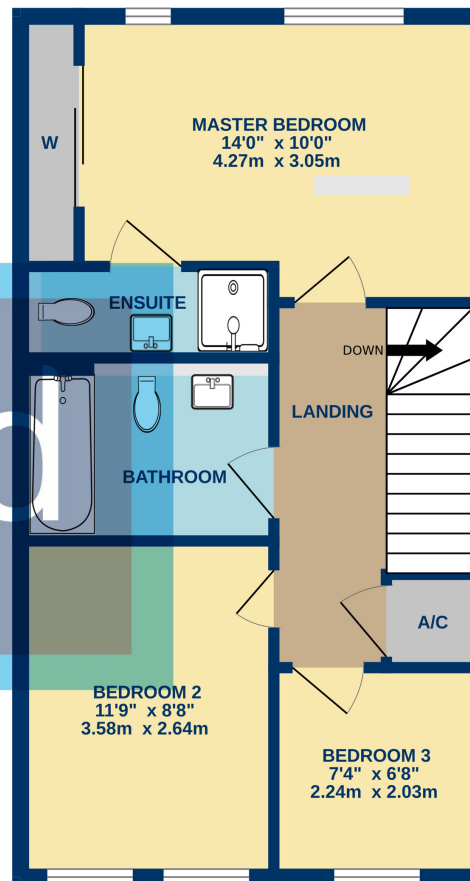




GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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