



Hill Road, Chelmsford, CM2

BUTLER & STAG





**Guide Price £800,000-£825,000.**  
**This stunning double-bayed Victorian four-bedroom semi-detached home is ideally situated within walking distance of Chelmsford city centre and the mainline station, offering both convenience and charm. Presented to an exceptionally high standard, the property boasts a wealth of original features combined with contemporary finishes throughout.**



## Freehold

- Semi-Detached Victorian Family Home
- Four Double Bedrooms/Two bathrooms
- Stunning Condition Throughout
- Through Lounge Reception
- 29 ft Kitchen/Dinning Room
- 1899 Sq. ft Of Accommodation Space
- Converted Double Garage (Currently An Air Conditioned Yoga Studio)
- 100 ft Landscaped West Facing Rear Garden With Large Raised Patio

Upon entering, you are greeted by a beautiful wood-panelled entrance hall with fitted storage. The spacious living room features a large bay window and a striking feature fireplace, offering a warm and inviting atmosphere. The family room, seamlessly opened up to the living room, also benefits from its own feature fireplace, creating a perfect space for relaxation or entertaining. The ground floor further offers a separate cloakroom, utility cupboard, and an impressive 29 ft kitchen/dining room. Bathed in natural light from a stunning light lantern and double doors leading to the rear garden, the kitchen is fitted with a range of high-quality units and integrated appliances, making it the perfect space for family meals and social gatherings.

Upstairs, you'll find three generously sized double bedrooms including a comprising master bedroom each with its own charming feature fireplace, and a family bathroom. The property also benefits from a loft conversion, offering an additional bedroom with a stylish shower room, ideal for guests or as a private retreat.

Externally, the property is set within a wonderfully landscaped West-facing rear garden. The large raised patio, complete with feature lighting and raised planters, provides an excellent space for outdoor dining and relaxation. The remainder of the garden is laid to lawn, with a variety of flower and shrub beds adding to its appeal. At the rear of the garden, a detached garage has been cleverly converted into a versatile Yoga studio with air conditioning, though it offers numerous other uses, including a home office, gym, or games room.

This beautiful home is a true gem, combining period features, modern living, and an enviable location, making it the perfect choice for families or those seeking a stylish and comfortable lifestyle within close reach of Chelmsford's amenities.

Hill Road is ideally situated within walking distance of Chelmsford High Street and









## Hill Road

Approx. Gross Internal Area 175.5 sq. metres (1899.8 sq. feet)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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☎ 01992 667666

🏠 4 Forest Drive, Theydon Bois, Essex, CM16 7EY

✉ theydon@butlerandstag.com

[www.butlerandstag.uk](http://www.butlerandstag.uk)