



## Chignal Road, Chelmsford

Guide Price £450,000



- Fully detached family home
- Approximately 1 mile to Chelmsford City Centre and railway station
- Moments from Essex Countryside to enjoy stunning views and walks
- Ideally located for popular schools
- Impressive living space includes lounge, kitchen, dining room and reception room
- Ground floor shower room
- Three well proportioned bedrooms and family bathroom
- Private rear garden, great size frontage
- Garage and driveway parking for multiple vehicles



**Located on the prestigious Chignal Road in Chelmsford, this fully detached family home is a true gem. Boasting not just one, but three bedrooms, this property offers ample space for a growing family. The spacious lounge, dining room, reception room and kitchen provide the perfect setting for entertaining guests or simply relaxing with loved ones.**

**Situated approximately 1 mile away from Chelmsford City Centre and the railway station, this home offers both convenience and tranquillity. The proximity to popular schools makes it an ideal choice for families with children. Additionally, being just moments away from the Essex Countryside, residents can indulge in stunning views and leisurely walks whenever they please.**

**The property also features a garage and driveway parking for multiple vehicles, ensuring that parking will never be an issue. Don't miss out on the opportunity to make this charming detached house your new home sweet home.**

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Enter the property via door to side.

Impressive entrance hall gives access to ground floor cloakroom/WC.

Lovely size lounge 15'5 x 11'6 double glazed window to front. Parquet wooden flooring. Coved ceiling.

Dining room 10'4 x 10'1 double glazed window to side. Continuation of flooring. Coved ceiling. Sliding doors open into reception room.

Reception Room 10'1 x 9'1 external door to garden. Double glazed window to side. Coved ceiling.

Kitchen 10'1 x 8'2 double glazed window to side. Wall and base mounted units with matching storage drawers. Complimentary work surfaces housing sink drainer. Hob and oven to remain. Space for other appliances.

Inner lobby gives access to wet room and reception room. External door.

Wet room comprises walk in shower and wash hand basin. Tiling to walls, tiled flooring. Obscure double glazed window.

First floor landing is home to three well proportioned bedrooms and family bathroom. Storage cupboard.

Bedroom one 13'4 x 10'9 double glazed window to front. Storage cupboard.

Bedroom two 11'1 x 9'8 enjoys views over rear garden. Storage cupboard.

Bedroom three 10'1 x 9'8 double glazed window to front.

Bathroom comprises panel bath fitted with shower/mixer tap, wash hand basin and low level WC. Part tiling to walls. Obscure double glazed window.

Externally the property has a delightful private rear garden. Commencing with patio seating area. Shaped lawn is lined with an abundance of flowering shrubs, varieties of plants and mature trees.

Garage has power and light connected

Driveway parking for multiple vehicles.

Council Tax Band: D

Local Authority: Chelmsford

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.





# Local Life

Chelmsford is the perfect place for anyone who wants the best of both worlds. Hop on a train for 35 minutes and you're in Stratford or an extra 10 minutes and you're in Liverpool Street. Visit the Historic Chelmsford Cathedral or have some quiet time in Central Park. Maybe enjoy an evening at any one of the fabulous restaurants and shops or grab some popcorn and watch a film. Chelmsford is an ideal location for growing families, commuters, and the young at heart.





