



## Eglinton Drive, Chelmsford

Guide Price £350,000



- Well presented family home found on popular Chancellor Park Chelmer Village Chelmsford
- Close to Chancellor Park Primary School and Barnes Farm School
- Close to Chelmer Village Square, Supermarkets, local amenities, retail parks and Parks
- South facing rear garden
- Recently re-fitted bathroom and kitchen
- Two double bedrooms
- Open plan living, ground floor cloakroom/WC and low maintenance rear garden
- Off street parking with electric car charger
- Modern decor throughout



**GUIDE PRICE £350,000 - £400,000**

Nestled in the sought-after Chancellor Park area of Chelmsford, this well-presented home offers a delightful blend of comfort and convenience. With two spacious bedrooms and a well-appointed bathroom, this property is perfect for small families or professionals seeking a tranquil retreat.

The heart of the home features an inviting reception room that flows seamlessly into an open-plan living space, ideal for both relaxation and entertaining. The modern decor throughout enhances the property's appeal, creating a warm and welcoming atmosphere.

One of the standout features of this residence is its south-facing rear garden, designed for low maintenance, allowing you to enjoy outdoor living without the hassle of extensive upkeep. Additionally, off-street parking is available, complete with an electric car charger, catering to the needs of modern living.

Location is key, and this property does not disappoint. It is situated within the catchment area for the highly regarded Chancellor Park and Barnes Farm schools, making it an excellent choice for families. Furthermore, you will find yourself just a short drive away from Chelmer Village Square, where you can access a supermarket, parks, and retail parks. The vibrant Chelmsford City Centre and major road links, including the A12 and A130, are also conveniently close, ensuring easy commutes and access to local amenities.

In summary, this charming home on Eglinton Drive presents an exceptional opportunity to enjoy a modern lifestyle in a desirable location. With its appealing features and proximity to essential services, it is a property not to be missed.

Entrance hall commences with stairs leading to first floor accommodation. Access is given to ground floor cloakroom/WC. Storage cupboard.

Open plan lounge/diner/kitchen 20'8 x 15'6 dual aspect double glazed windows. French double glazed doors open onto garden. Colour washed wooden style flooring. Smooth ceiling with ample spotlighting.

Kitchen offers a range of wall and base mounted units with matching pan size storage drawers. Work surfaces incorporating breakfast bar seating. Inset sink with swan neck mixer tap. Hob and encased oven to remain. Continuation of flooring.

First floor landing is home to two double bedrooms and three piece shower room. Storage cupboard.

Bedroom one 16'7 x 9'4 French double glazed doors open onto Juliette style balcony. Built in wardrobes. Coved ceiling.

Bedroom two 10'2 x 9'2 dual aspect double glazed windows.

Shower room comprises larger than average shower. Vanity wash hand basin and WC. Part tiling to walls. Obscure double glazed windows.

Externally the property has a low maintenance South facing rear garden. Predominately paved with artificial lawned area. Off street parking with electric car charger available.

Council Tax Band: E

Local Authority: Chelmsford

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

We endeavor 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.

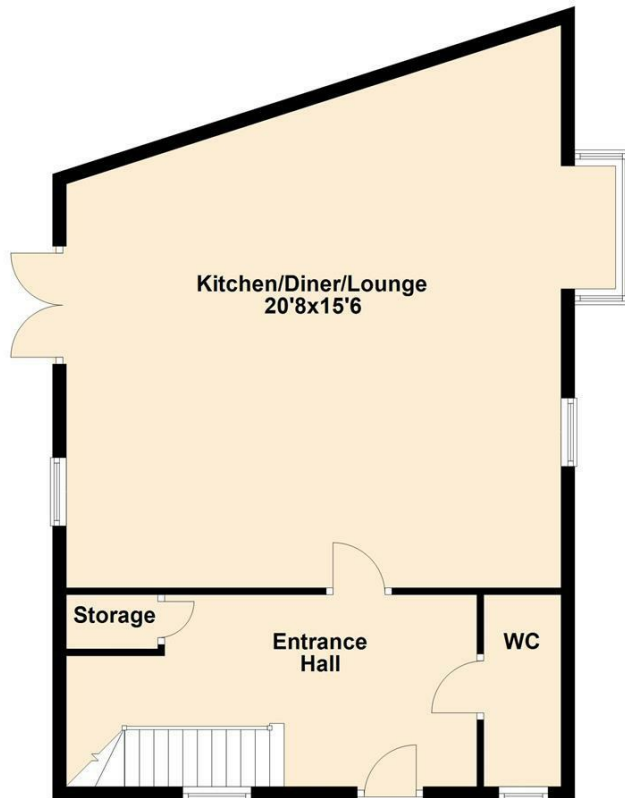


# Local Life

Chelmer Village is a housing, retail and industrial development in the East of Chelmsford, Essex. The development was started by Countryside Residential PLC in 1978. Popular community village giving easy access to A12/A130 road links. Close to Chelmer Village Square, Asda Supermarket and Springfield Retail Parks. Moments drive to Chelmsford City Centre, where you can enjoy a choice of amazing food at a variety of pubs, restaurants and shops. Also you can visit the infamous Chelmsford Historic Cathedral.



Ground Floor



First Floor

