

oakheart

£375,000

Price Guide

Linnet Drive, Chelmsford



GUIDE PRICE: £375,000 – £400,000

Welcome to this beautifully presented three-bedroom semi-detached home, ideally situated on the sought-after Linnet Drive in Chelmsford. Enjoying a wonderfully secluded position, this property faces a charming small wooded area, providing a rare sense of privacy and tranquillity.

Step inside to discover a spacious, open-plan living and dining area, thoughtfully designed for both relaxing and entertaining. The contemporary kitchen is seamlessly integrated, offering ample storage and workspace to meet the demands of modern family life. A convenient ground-floor cloakroom adds extra practicality for busy households.

Upstairs, you'll find three well-proportioned bedrooms, each finished to a high standard. The bright and stylish family bathroom completes the first-floor accommodation, blending comfort and modern design.

Outside, the low-maintenance rear garden offers an inviting space for outdoor dining and entertaining. The property also features a garage that has been thoughtfully adapted, making it easy to convert into a functional, liveable room-perfect for a home office, gym, playroom, or additional lounge area, depending on your needs. The property also benefits from off road parking to the rear.

Linnet Drive is a desirable residential road, known for its friendly community

atmosphere and predominantly semi-detached homes. The location is within easy walking distance of highly regarded local schools-including Mildmay Primary and Moulsham High School-parks, and convenient transport links to Chelmsford city centre. Essential amenities such as GP surgeries, dental practices, and shops are all close by, making this an ideal spot for families and professionals alike.

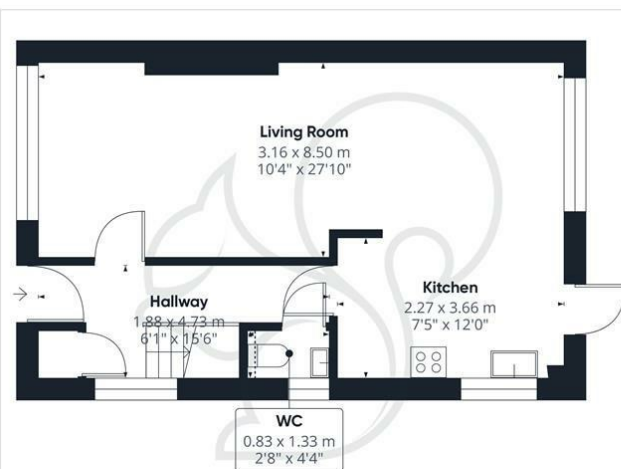
This exceptional home combines modern living with a rare sense of seclusion, offering a fantastic opportunity in one of Chelmsford's most attractive neighbourhoods. Early viewing is highly recommended-don't miss your chance to make this property your new home.



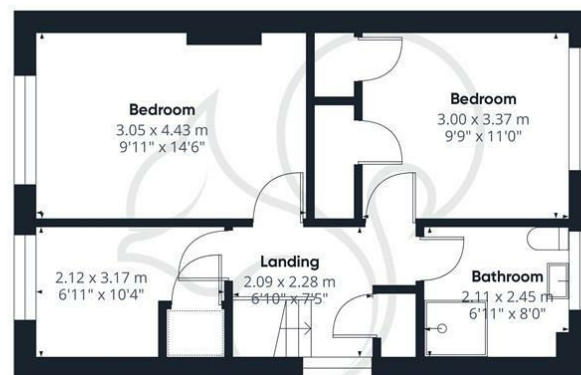








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

95 m²1022 ft²

Reduced headroom

0.1 m² 1 ft^2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:

Chelmsford District Council

Tenure:

Freehold

Council Tax Band:

C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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