

# HOME



**Chancellor Park**  
**£475,000**  
**3-bed semi-detached house**

## Eglinton Drive

This stunning semi-detached family home in Chancellor Park is the perfect modern family home. Situated in the desirable Chancellor Park Primary School catchment area, this property is an ideal first time purchase or upsize for any growing family.

The location of this property is unbeatable, with easy access to amenities such as the Asda superstore just 0.6 miles away and Chelmer Village retail park nearby. For those who rely on public transport, there are convenient bus links into Chelmsford City Centre and Train Station, as well as the Beaulieu Park train station just a 1.6 mile walk away.

This property boasts three bedrooms, all with built-in wardrobes, ensuring ample storage space for the whole family. The master bedroom also features an ensuite, providing added luxury and convenience. In addition, there is a ground floor cloakroom for guests.

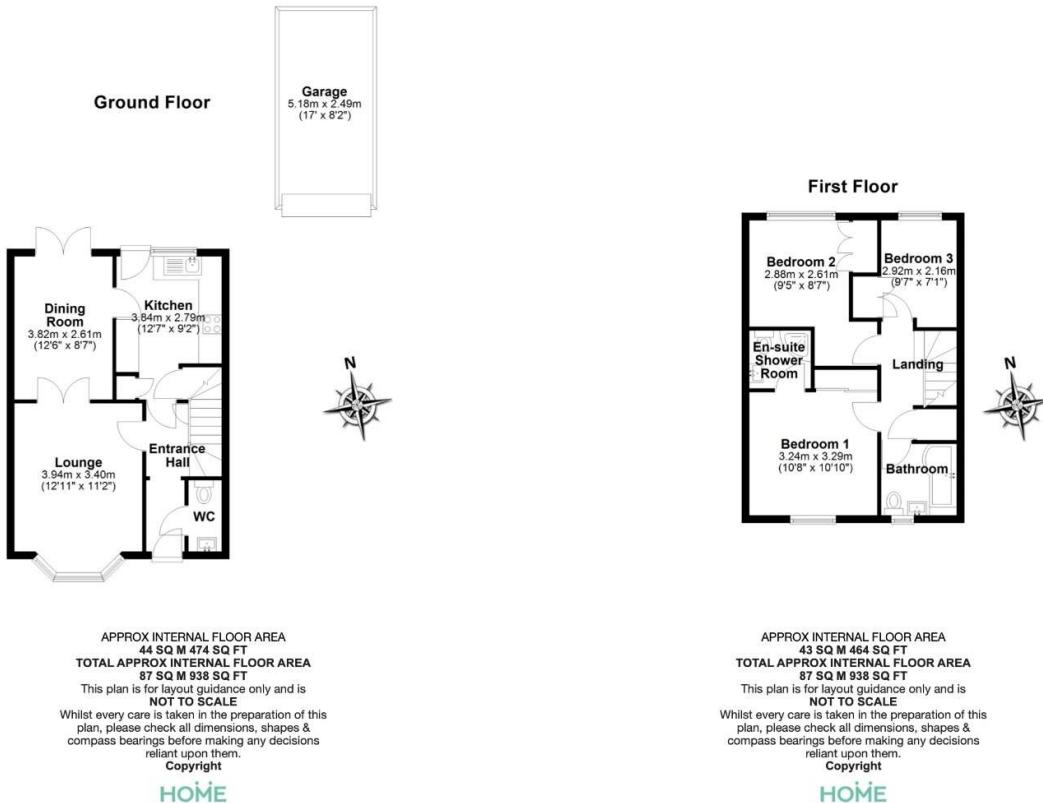
For those who enjoy the outdoors, there are delightful countryside walks close by, perfect for weekend strolls or dog walks. The property also features a garage and driveway parking, making parking a breeze for residents.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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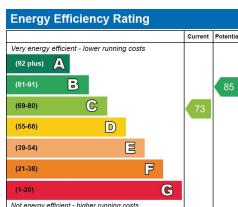
## Floor Plans



### Features

- Modern family home
- Ideal first time purchase or upsize
- Chancellor Park Primary School catchment area
- 0.6 miles to Asda superstore
- Easy bus links into Chelmsford City Centre and Train Station
- 1.6 mile walk to Beaulieu Park train Station
- Close proximity to Chelmer Village retail park
- All bedroom having built in wardrobes
- Ensuite to master bedroom and ground floor cloakroom
- Delightful countryside walks close by

### EPC Rating



### The Nitty Gritty

Tenure: Freehold

Band D is the council tax band for this property with an annual amount of £2,230.92.

As an integral part of the community, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £36 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

