

78 Armistice Avenue, Chelmsford , CM1 6AR
O.I.R.O £800,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

SPACIOUS MODERN FAMILY HOUSE IN THE HEART OF BEAULIEU PARK, CLOSE TO CITY CENTRE, EXCELLENT SCHOOLS, AND LOCAL AMENITIES. This "Gardino" style residence built in 2017 offers modern living with its sun-streamed hallways and two spacious reception rooms. The property has been improved since the original build with upgraded flooring, garage and maturing garden. This four bedroom house allows for the whole family to have ample space and privacy with its 3 en-suites and top master suite. One of the standout features of this property is the incredible sun soaked roof terrace; a private oasis offering stunning panoramic views. Located within walking distance to local amenities, new train station (expected 2025/26) and nearby outstanding schools. Don't miss out on the opportunity to make this house your home - where convenience, comfort, and style come together seamlessly. Contact us today to arrange a viewing.

Property Information

LOCATION

- Green space and recreation grounds immediately behind property perfect for children, dog walking and enjoying a break. There are four recreation grounds for young children nearby and a skate park.
- Five minute walk from local shops such as Sainsbury's, vet, dentist and coffee shops.
- Opposite to Ofsted outstanding rated Beaulieu Park school and inside catchment area for King Edward VI and Chelmsford County High grammar schools.
- Short drive (around 5-minutes) from Sainsbury's supermarket, retail parks, garden centres and post office makes day to day living easy and convenient.
- New road from Beaulieu Park to J19 of the A12 provides even easier access to A12 for longer day trips or visiting the local wood lands.
- Beaulieu Park station expected opening end 2025/early 2026 which includes 700 car park spaces but will also be within walking distance or an easy and pleasant bicycle ride.

THE PROPERTY

- The property benefits from unrestricted all day sun starting from the front of the house in the morning to afternoon and evening sun in the rear garden. The property feels bright and fresh in the morning and perfect for evening meals or barbecues in the garden.
- Large roof terrace benefits from unrestricted all day sun. Being an end terrace it is private but still has gorgeous views of the area.

NOTE FROM THE OWNERS

We thoroughly enjoy living in this property; aside from the access to local amenities and pleasant feel of the property itself the local area is peaceful, our neighbours are lovely and a sense of community continues that we will miss.

Ground Maintenance Charge £360 per annum
 Energy Rating B.

SECOND FLOOR

Master Suite 23'0" mx x 18'5" (7.02 mx x 5.62)
 size inc dressing area and en suite

Four Piece En Suite

Roof Terrace 18'1" x 15'4" (5.52 x 4.69)

Landing

FIRST FLOOR

Bedroom Two 18'6" x 11'4" (5.66 x 3.47)
 size inc en suite

En Suite Shower Room

Bedroom Three 19'4" x 9'8" (5.91 x 2.95)
 Size inc en suite

En Suite Shower Room

Bedroom Four 14'7" mx x 10'0" (4.45 mx x 3.06)

Family Bathroom 8'9" x 7'5" (2.69 x 2.28)

First Floor landing 17'10" x 10'0" mx (5.44 x 3.06 mx)

GROUND FLOOR

Entrance Hall 11'1" x 9'0" (3.40 x 2.76)

W.C./Utility Cupboard 6'4" x 5'5" (1.94 x 1.67)

Lounge 18'6" x 11'4" (5.65 x 3.47)

Family Room Area 16'10" x 8'9" (5.14 x 2.69)

Kitchen Diner Area 21'10" x 13'1" (6.67 x 4.00)

EXTERIOR

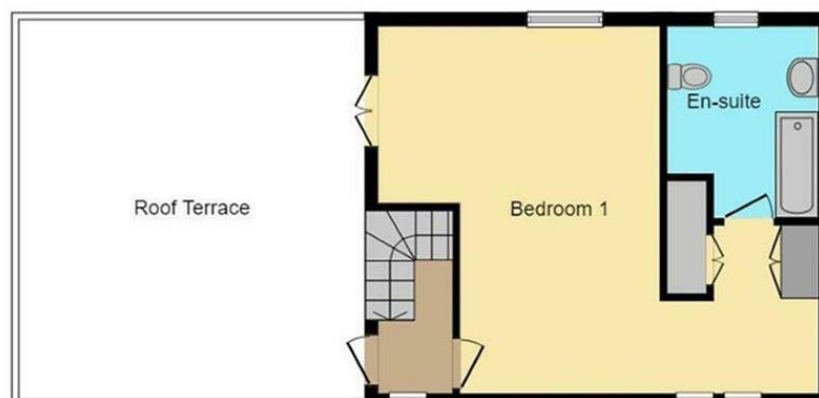
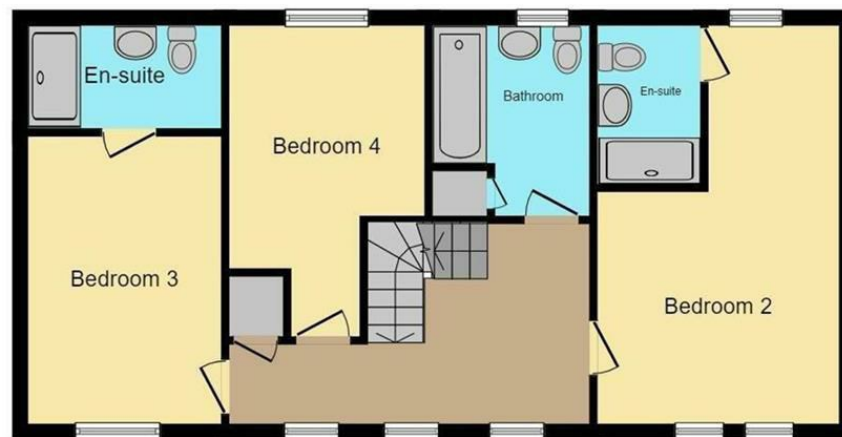
Front Drive With Off Road Parking

Garage 19'4" x 9'10" (5.90 x 3.02)

Westerly Aspect Rear Garden

Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



NOT TO SCALE, TO BE USED AS A GUIDE TO LAYOUT ONLY