

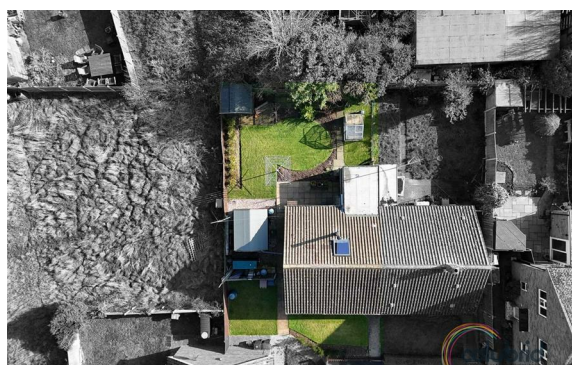


## Mill Close, Roxwell, Chelmsford

Guide Price £325,000



- Bright and airy open-plan lounge through kitchen — ideal for entertaining and everyday living
- Statement cast iron Aga with external flue — character and comfort combined
- Additional Neff oven for modern convenience
- Contemporary ceramic sink and sleek kitchen finishes
- Generous double bedroom with direct garden access — indoor-outdoor living at its best
- Super stylish bathroom with premium German bath and shower fittings
- Heated towel rail for that everyday spa-like touch
- Fully stair-accessed loft room — no compromises on usability
- Large Velux window flooding the loft space with natural light
- Impressive corner plot with one of the largest gardens in the close and excellent extension potential (STPP)



**GUIDE PRICE: £325,000 - £350,000**

## **One Bedroom Bungalow | Corner Plot | Loft Room | Village Living with a Twist**

**Tucked away in a peaceful cul-de-sac in the ever-desirable village of Roxwell, this stylish one-bedroom bungalow is anything but ordinary. Sitting proudly on one of the largest corner plots in the close, it offers modern finishes, character features and exciting potential to grow — all wrapped up in a charming village setting.**

Step inside and you're welcomed by a wonderfully open-plan lounge through kitchen — the kind of space that makes everyday living feel effortlessly sociable. Whether you're hosting friends, enjoying a quiet night in, or cooking up something special, the layout flows beautifully and is bathed in natural light.

And the kitchen? It's got personality. A cast iron Aga oven (complete with external flue) takes centre stage — perfect for slow Sunday roasts and cosy winter evenings — while an additional Neff oven keeps things practical for busy modern life. Finished with a sleek ceramic sink and contemporary styling, it's a space that blends character and convenience in all the right ways.

The bedroom is a generous double and offers something a little special — its own door leading directly out to the garden. Morning coffee in the sunshine? Don't mind if you do.

The bathroom has been finished to an exceptional modern standard, complete with high-quality German bath and shower fittings and a heated towel rail that adds a daily touch of luxury. Think boutique-hotel vibes, but it's home.

And then there's the loft room — accessed via a proper staircase (no ladders here). Fully carpeted, complete with radiator and flooded with light from a huge Velux window, it's a brilliant bonus space. Home office? Creative studio? Movie snug? Guest retreat? You choose.

Outside, the corner plot really sets this home apart. One of the larger gardens among the neighbouring bungalows, it offers fantastic outdoor space and genuine potential for side and rear extension (STPP). Space to entertain, garden, expand or simply enjoy — the possibilities are exciting.

Heating is provided via an oil tank system, keeping things efficient and practical.

Mill Close offers the calm of village life while remaining within easy reach of Chelmsford and its transport links — the perfect blend of countryside charm and connectivity.

Homes like this don't come along often — especially with this much potential and personality.

Roxwell is a charming Essex village located just a few miles west of Chelmsford, offering the perfect blend of countryside tranquillity and everyday convenience. Surrounded by open farmland and scenic walking routes, it provides a peaceful, close-knit community atmosphere while remaining within easy reach of Chelmsford's extensive shopping, dining and mainline rail services into London Liverpool Street (approximately 35–40 minutes). The village is particularly popular with commuters, downsizers and families seeking a more relaxed pace of life without feeling isolated. With its attractive mix of homes, larger plot sizes and picturesque rural setting, Roxwell delivers quintessential village living with excellent connectivity.



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**THE SMALL PRINT:**

Material Information: <https://reports.sprift.com/property-report/3-mill-close-chelmsford-cm1-4pg/5048122>

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

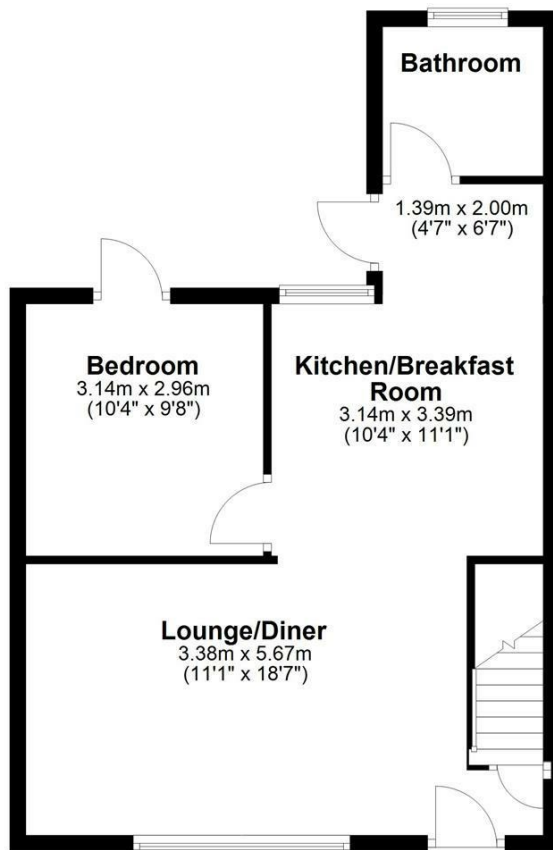
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

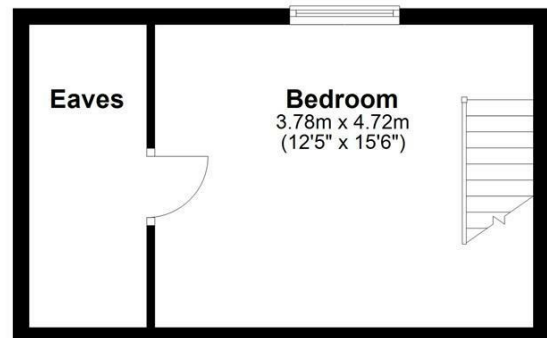
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



**Ground Floor**



**First Floor**





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