



Van Diemens Road, Chelmsford

Offers in excess of £350,000



Key Features

- CHARMING TWO-BEDROOM SEMI-DETACHED COTTAGE
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS OPEN-PLAN KITCHEN/DINING ROOM
- COSY LIVING ROOM WITH CHARACTER FEATURES
- TWO VERSATILE FIRST-FLOOR BEDROOMS
- MODERN FIRST-FLOOR FAMILY BATHROOM
- EPC rating D
- Freehold





Situated within a popular and convenient residential area of Chelmsford, this charming and well-presented two-bedroom semi-detached cottage offers a wonderful combination of character, modern interiors and practical living space. Ideally positioned for Chelmsford city centre, excellent transport connections and a wide range of local amenities, the property is perfectly suited to first-time buyers, professionals and those looking to downsize.

The accommodation has been thoughtfully arranged to make excellent use of the available space. The ground floor features a welcoming and cosy living room, tastefully decorated with attractive wood-effect flooring, feature panelling, fitted storage and a fireplace-style focal point, creating a comfortable space to relax.

To the rear, the property opens into a particularly appealing kitchen and dining room, providing a sociable and versatile space for everyday living and entertaining. The kitchen is fitted with a range of contemporary units, complementary work surfaces, open shelving and a breakfast bar with seating, whilst the adjoining

dining area comfortably accommodates a family dining table. The combination of natural light, neutral decor and practical layout creates a bright and inviting atmosphere, with direct access to the rear garden.

Upstairs, the first floor offers two well-proportioned bedrooms, including a comfortable principal bedroom with attractive decorative finishes and space for bedroom furniture. The second bedroom is currently arranged as a home office and occasional bedroom, offering flexibility for those working from home, accommodating guests or requiring a child's bedroom. Completing the accommodation is a modern family bathroom, finished with contemporary tiling, a bath with shower over, wash basin, WC and heated towel rail.

Externally, the property benefits from a private, enclosed rear garden, thoughtfully arranged for low-maintenance enjoyment. Featuring paved seating areas, raised decking and an additional seating space, the garden provides an attractive setting for outdoor dining, entertaining or simply relaxing. To the side of the property, a private





driveway provides off-street parking for two vehicles, with additional residents' permit parking available.

Van Diemens Road enjoys a highly convenient position within easy reach of Chelmsford city centre, offering an excellent selection of shops, cafes, restaurants and leisure facilities, including the popular Bond Street development and High Chelmer shopping centre. Chelmsford railway station provides frequent direct services into London Liverpool Street, making the property particularly appealing to commuters, whilst the nearby A12 offers convenient road connections towards London, Colchester and the wider Essex area. Local schools, parks, supermarkets and everyday amenities are also readily accessible.



Offering a delightful balance of cottage character, modern comfort and an excellent central location, this is an attractive home that is ready to be enjoyed and well worth viewing.

Living Room 3.5m x 3.43m (11'6" x 11'4")

Kitchen/Dining Room 6.77m x 3.43m (22'2" x 11'4")

Bedroom 3m x 2.6m (9'10" x 8'6")

Bedroom 3.6m x 3.43m (11'10" x 11'4")

Bathroom



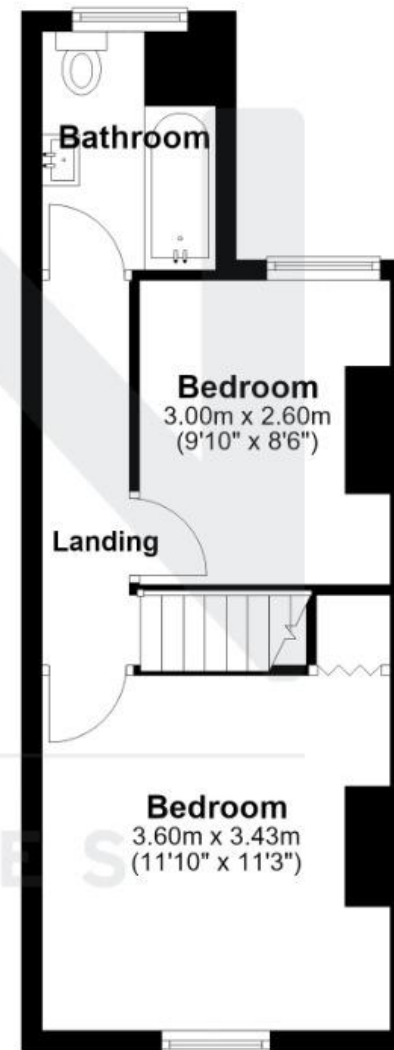
Ground Floor

Approx. 33.5 sq. metres (360.6 sq. feet)



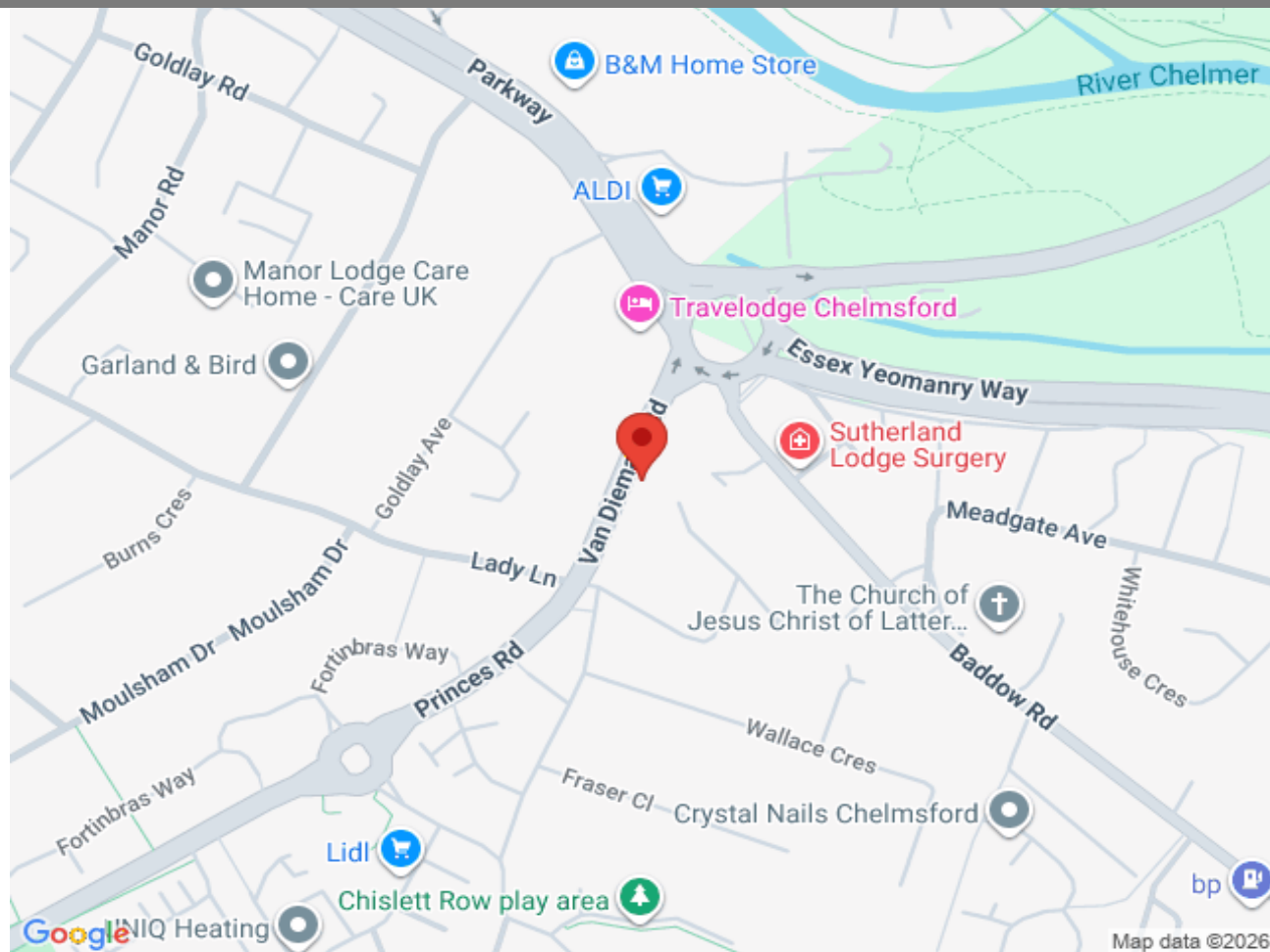
First Floor

Approx. 30.4 sq. metres (327.6 sq. feet)



Total area: approx. 63.9 sq. metres (688.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

