



**Brook End Road South, Chelmer Village,
Chelmsford**

Guide Price £525,000



- No onward chain, making your move that little bit easier
- Spacious four-bedroom detached family home in the highly sought-after Chancellor Park development
- Bright and airy lounge with French doors opening directly onto the rear garden
- Separate dining room perfect for entertaining, celebrations or family meals
- Impressive kitchen/breakfast room designed to be the heart of the home
- Separate utility room and ground floor cloakroom for added practicality
- Principal bedroom with fitted wardrobes and private en-suite shower room
- Detached garage, car port and additional rear parking for multiple vehicles
- Ideally positioned close to Chancellor Park Primary School (Outstanding Ofsted) and Barnes Farm Primary School (Good Ofsted)
- Conveniently located for Chelmer Village Retail Park, Beaulieu Station and Chelmsford City Centre



Guide Price £525,000 - £550,000

The Family Home That Ticks Every Box – Four Bedrooms, Fantastic Parking & No Onward Chain

Some homes simply have that feeling from the moment you walk through the door — a sense of space, warmth and practicality that instantly makes you imagine life there. Perfectly positioned within the highly desirable Chancellor Park development, this impressive four-bedroom detached home is one such property.

Offered to the market with the added benefit of no onward chain, this beautifully proportioned family home combines generous living space, excellent entertaining areas and outstanding convenience, all within one of Chelmsford's most sought-after residential locations.

Step inside and you'll find a welcoming entrance hall that immediately sets the tone for the accommodation beyond. Designed with modern family life in mind, the layout flows effortlessly between living, dining and entertaining spaces, creating a home that is as practical as it is inviting.

The spacious lounge is undoubtedly one of the standout features. Flooded with natural light from multiple aspects and opening directly onto the rear garden through French doors, this is a room made for everything from cosy family film nights to summer gatherings with friends. The feature fireplace adds warmth and character, creating a focal point that makes the room feel instantly welcoming.

For those who enjoy hosting, the separate dining room provides the perfect setting for everything from Sunday lunches and festive celebrations to homework sessions and family catch-ups. Versatile and elegant, it offers valuable additional living space that can adapt to your family's needs.

At the heart of the home lies the impressive kitchen/breakfast room. More than simply a place to cook, this is the social hub of the house — a space where busy mornings begin, conversations flow and family life unfolds. Complete with integrated appliances, generous work surfaces and direct access to the garden via French doors, it effortlessly blends practicality with everyday enjoyment. A separate utility room keeps the laundry and household essentials neatly tucked away, helping maintain the clean and uncluttered feel of the home.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal suite offers fitted wardrobes and a private en-suite shower room, creating a peaceful retreat at the end of a busy day. A second bedroom also benefits from fitted wardrobes, whilst the remaining bedrooms provide flexibility for growing families, guests, home offices or hobby rooms.

Outside, the practical advantages continue. A detached garage, car port and additional rear parking provide exceptional off-road parking for multiple vehicles — something increasingly difficult to find and highly valued by modern families. The rear garden offers a wonderful extension of the living space, ideal for summer barbecues, children's play areas, outdoor dining or simply relaxing with a morning coffee.

Location is everything, and this home delivers on that front too. Chancellor Park remains one of Chelmsford's most popular family neighbourhoods, renowned for its community feel, green spaces and excellent amenities. Families will appreciate being close to Chancellor Park Primary School, rated Outstanding by Ofsted, while Barnes Farm Primary School, rated Good by Ofsted, is also nearby. Chelmer Village Retail Park is within easy reach for shopping, dining and everyday essentials, while commuters will benefit from convenient access to both Beaulieu Station and Chelmsford City Station, offering excellent transport connections into London.

Offering space to grow, room to entertain and a location designed for modern family life, this exceptional detached home represents a rare opportunity to secure a property that genuinely ticks every box. With no onward chain and a highly sought-after position, this is a home ready for its next chapter.

Chelmsford has become one of Essex's most desirable places to live, offering the perfect balance of city convenience and family-friendly living. As Essex's only city, it boasts a vibrant city centre with an excellent selection of shops, restaurants, cafés, bars and leisure facilities, including the popular Bond Street Chelmsford shopping and dining quarter. The city is particularly popular with families thanks to its highly regarded schools, abundance of parks and open spaces, and strong sense of community. Commuters are well served by excellent transport links, with Chelmsford railway station and Beaulieu Park railway station providing convenient rail services into London, while the A12 offers easy road access across Essex and beyond. Residents also enjoy beautiful riverside walks along the Rivers Chelmer and Can, extensive recreational facilities, and nearby attractions such as Hylands Estate, making Chelmsford a location that effortlessly combines lifestyle, connectivity and green open spaces.



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THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/45-brook-end-road-south-chelmsford-cm2-6nz/5322607>

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.

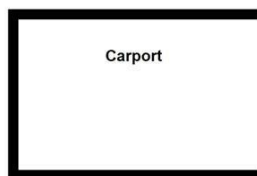
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

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

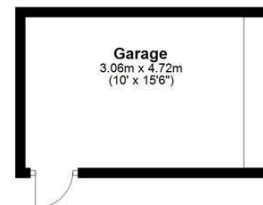
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



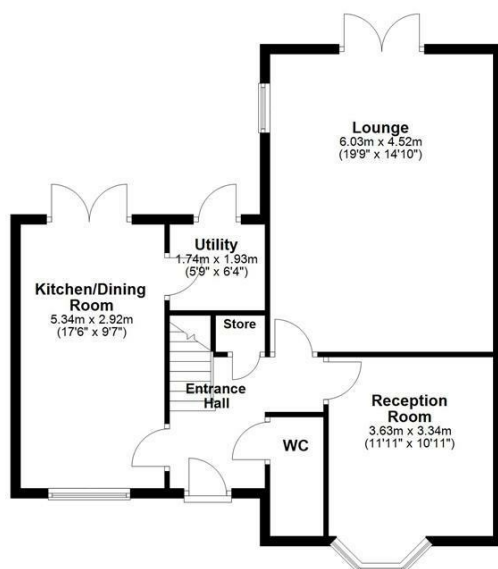
Carport



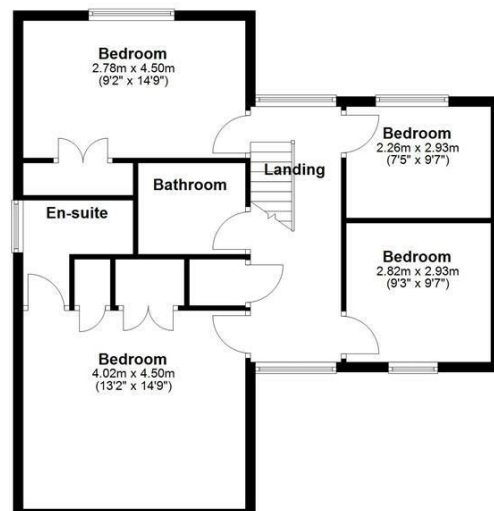
Garage



Ground Floor



First Floor





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