





### Property Description

This beautifully presented home is located in a sought-after residential area of Chelmsford, offering the perfect blend of comfort, convenience, and community. The property is ideal for families, professionals, or anyone looking to enjoy the vibrant lifestyle that Chelmsford has to offer.

The surrounding area is well-regarded for its excellent schools, making it a popular choice for families. With a range of primary and secondary schools nearby, parents can feel confident about the quality of education available.

Transport links are another highlight of this location. Chelmsford railway station provides fast and frequent services into London Liverpool Street, making commuting straightforward. Road connections are equally strong, with easy access to the A12 and other major routes.

For everyday convenience, a variety of shops, supermarkets, and local amenities are within walking distance. Chelmsford city centre is just a short drive away, offering a wide selection of restaurants, cafes, and leisure facilities, including the popular Bond Street shopping district. Green spaces and parks nearby provide opportunities for outdoor activities and relaxation.

This property combines modern living with a prime location, making it a fantastic opportunity for buyers seeking a home in Chelmsford.

\*For room sizes please see floorplan

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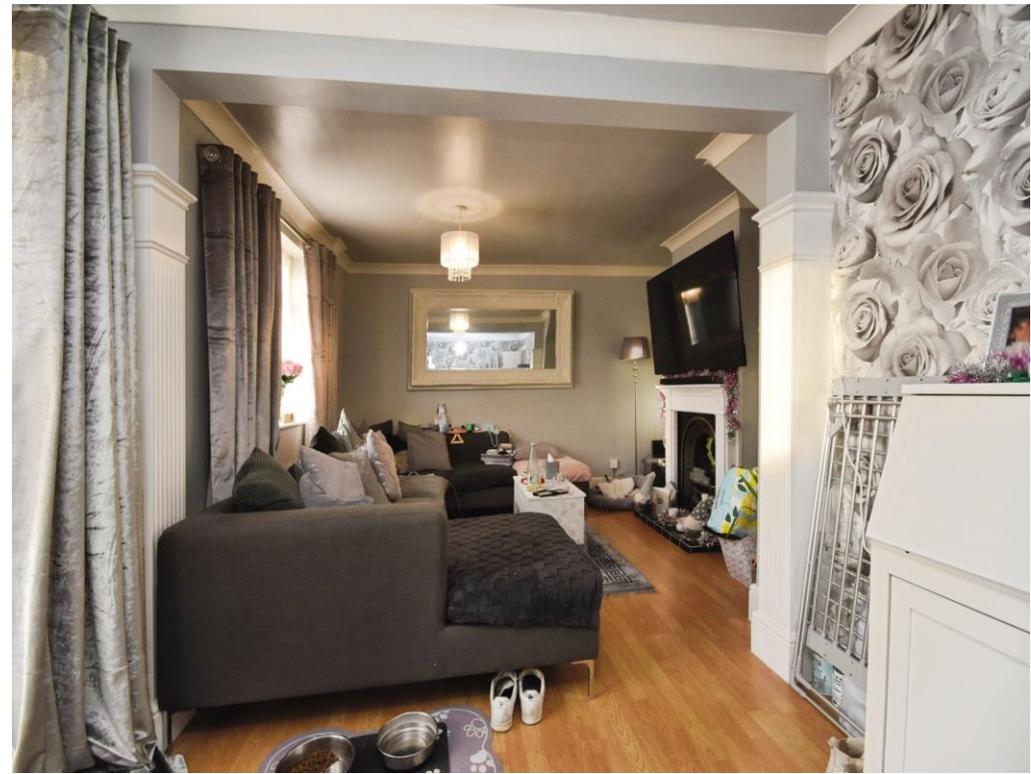
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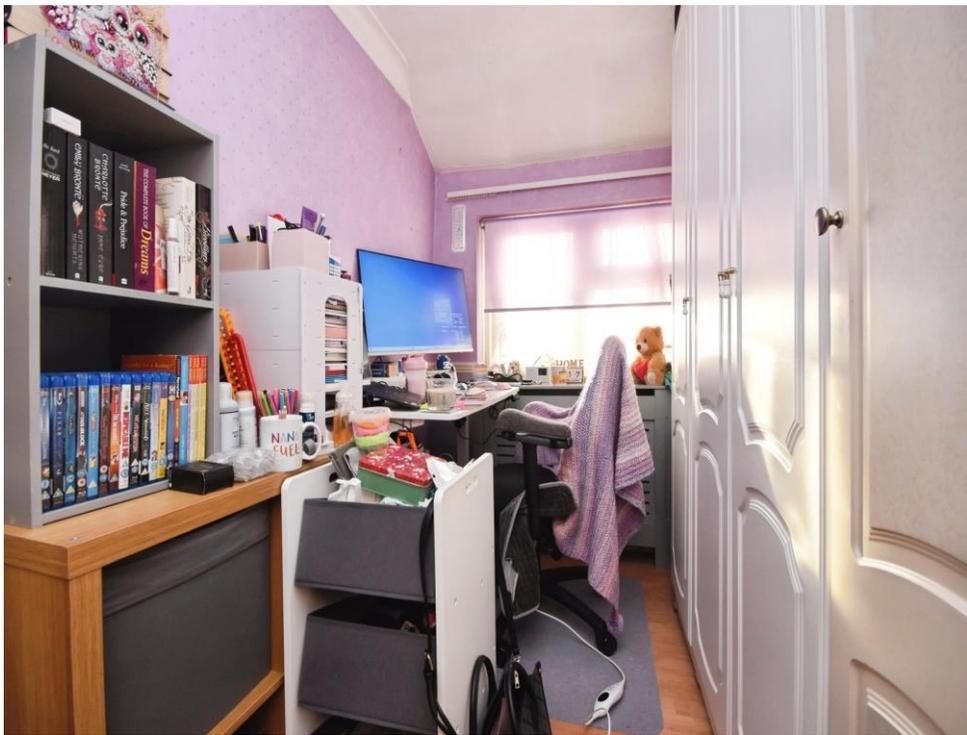
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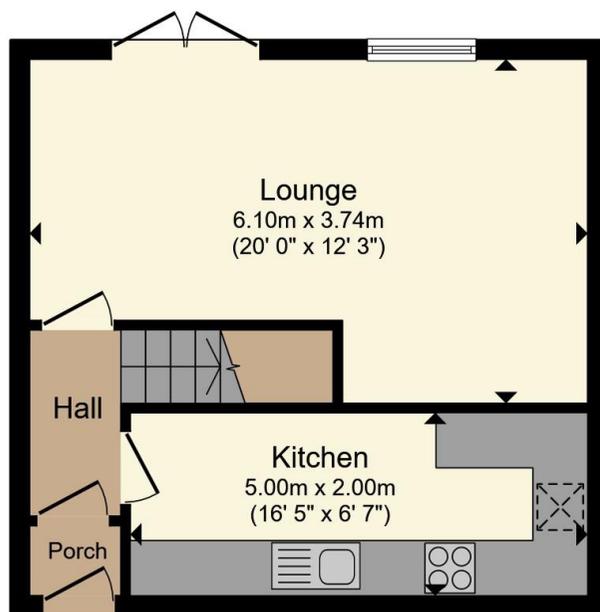
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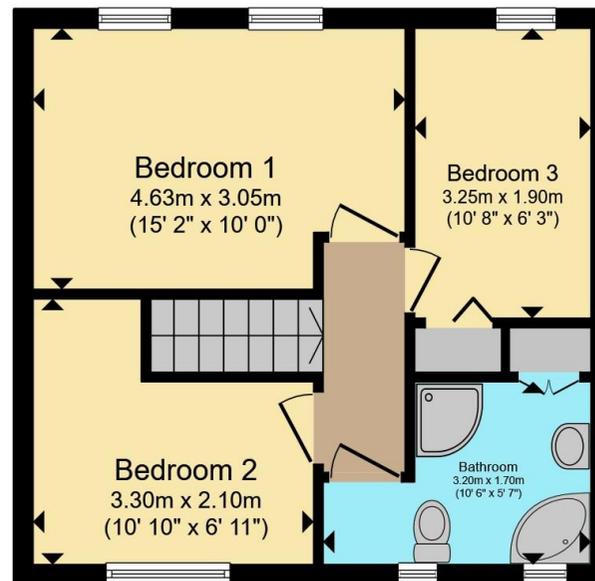








**Ground Floor**



**First Floor**

Total floor area 71.1 m<sup>2</sup> (765 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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**T 01245 261 266**  
**E [chelmsford@connells.co.uk](mailto:chelmsford@connells.co.uk)**

4 Tindal Square  
 CHELMSFORD CM1 1EH

EPC Rating: C Council Tax Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/CHL309013](http://connells.co.uk/Property/CHL309013)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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