



## Sunningdale Lane, Chelmsford Garden, Chelmsford

Offers Over £500,000



- Three-bedroom linked detached family home in the highly desirable Channels & Beaulieu Park development
- Beautiful open-plan lounge and kitchen space designed for modern living and effortless entertaining
- Showstopping kitchen island and breakfast bar – the social hub of the home and guaranteed conversation starter
- Integrated fridge freezer, dishwasher, oven and hob creating a sleek and contemporary finish
- Principal bedroom with fitted wardrobes, stylish en-suite and direct access to a fantastic private roof terrace
- Ground floor cloakroom/WC plus practical understairs utility and storage cupboard
- Garage with electric roller shutter door and driveway parking
- Arguably the largest garden on the road – perfect for summer BBQs, garden parties and family fun
- Offered with the huge benefit of no onward chain. The property can also be sold with the existing furniture included, should the buyer wish to retain it as part of the sale.
- Moments from Beaulieu Park Primary School, The Beaulieu Park School and the newly opened Beaulieu Park Station, making school runs and commuting a breeze



# If you're searching for a home that effortlessly combines style, space and practicality, this stunning three-bedroom linked detached residence on the ever-popular Channels & Beaulieu Park development could be the one you've been waiting for.

Beautifully presented throughout and offered with the added advantage of no onward chain, this impressive home delivers modern family living with a few standout features that are guaranteed to make guests say "wow" the moment they walk through the door.

The heart of the home is undoubtedly the spectacular open-plan living space. Designed for modern lifestyles, the lounge seamlessly flows into the contemporary kitchen, creating a sociable and versatile environment whether you're hosting friends, enjoying family movie nights or simply relaxing after a long day. The kitchen is fitted with integrated appliances including a fridge freezer, dishwasher, oven and hob, but it's the striking central island and breakfast bar that truly steals the show. Equal parts practical and Instagram-worthy, it's the perfect spot for morning coffees, casual dining, homework sessions or entertaining with a glass of wine while dinner is cooking.

The ground floor also benefits from a convenient cloakroom/WC and a useful understairs storage and utility cupboard, helping keep everyday life organised and clutter-free.

Upstairs, three well-proportioned bedrooms are arranged around a bright landing alongside a stylish family bathroom. The principal suite enjoys a real touch of luxury, featuring fitted wardrobes, a contemporary en-suite shower room and direct access via patio doors onto a substantial private roof terrace. Whether it's morning coffee in the sunshine, evening drinks under the stars or simply a peaceful escape from the hustle and bustle of family life, this is a feature rarely found and highly desired.

Outside, the property continues to impress with what is believed to be the largest garden on the road. Offering exceptional outdoor space, it's a dream setting for summer barbecues, children's play equipment, garden parties or even those future landscaping ambitions you've been saving on Pinterest. There is also a garage with an electric roller shutter door, together with driveway parking.

Further benefits include double glazing, a gas-fired combi boiler and the increasingly rare advantage of no onward chain, making the moving process that little bit easier.

Location-wise, this home ticks all the boxes. Families will appreciate being close to the highly regarded Beaulieu Park Primary School and The Beaulieu Park School, while commuters can take advantage of the newly opened Beaulieu Park Station, providing excellent transport connections. With attractive green spaces, local amenities and a thriving community atmosphere on your doorstep, it's easy to see why Beaulieu Park remains one of Chelmsford's most sought-after neighbourhoods.

This is more than just a house — it's the kind of home where family memories are made, summer gatherings run late into the evening and every square foot has been designed with modern living in mind.

Chelmsford is a vibrant and highly desirable city in Essex, popular with commuters, families and professionals thanks to its excellent balance of city convenience and green open space. Located around 30 miles from London, it offers fast rail services to London Liverpool Street in as little as 30–35 minutes, making it a strong choice for those working in the capital. The city centre features a wide range of shops, restaurants, cafés and leisure facilities, including the modern Bond Street development, while attractions such as Central Park, Hylands Park and the nearby countryside provide plenty of outdoor space. Chelmsford is particularly well regarded for its excellent schools, including the highly sought-after grammar schools, and benefits from a strong sense of community across neighbourhoods such as Springfield, Great Baddow, Beaulieu and Galleywood. Combining historic charm, modern amenities and strong transport links, Chelmsford offers a high quality of life and continues to be one of the most attractive places to live in the South East.



**THE SMALL PRINT:**

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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.





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