



Chancellor Park
Guide Price £600,000
5-bed house

Cornelius Vale

A beautifully presented modern townhouse enjoying a pleasant outlook over green space and children's play park on sought after Chancellor Park area of Chelmsford. The current owners have thoughtfully extended and remodelled the ground floor to create a superb open-plan kitchen/diner/family space perfect for modern family living and entertaining. The kitchen also has central island with sleek work surfaces, inset hob and space below for breakfast stools making this space super social and used as the main hub of the home, there is also a very useful utility room/cloakroom to the ground floor.

The property offers five double bedrooms, together with two bath/shower rooms, with a spacious first floor dual aspect lounge providing excellent flexibility for family life catering for those needing space to work from home or a separate games/play room. The garden is one of the larger plots on the development and stocked with established plants, beautiful trees to provide a high degree of privacy, there are two patio areas and outside kitchen area. Outside, there is external electrical sockets to front and rear of the garden, there is a driveway and carport to the side providing off road parking for two vehicles. The garage also has power and light points with eaves storage space over.

Chancellor Park is located on the outskirts of the City centre and is within walking distance of the local shopping square which includes an ASDA superstore with other well known supermarkets like Sainsbury's and ALDI just a short drive away. An excellent location for families, with two sought-after primary schools and four well-regarded secondary schools nearby. The City has an excellent choice of shops, restaurants, and cafes providing ample opportunities for shopping and dining.

Chelmsford
11 Duke Street
Essex CM1 1HL

thehomepartnership.co.uk

Sales
01245 250 222
Lettings
01245 253 377
Mortgages
01245 253 370

Floor Plans



APPROX INTERNAL FLOOR AREA
60 SQ M 643 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
(EXCLUDING GARAGE/DRIVEWAY/
CARPORT)
144 SQ M 1553 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.

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HOME
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APPROX INTERNAL FLOOR AREA
42 SQ M 455 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
(EXCLUDING GARAGE/DRIVEWAY/
CARPORT)
144 SQ M 1553 SQ FT

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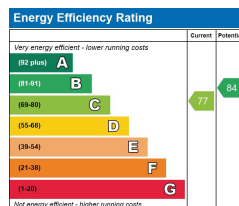
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Features

- Modern townhouse
- Extended & remodelled open plan kitchen/diner/family room
- Utility room/cloakroom
- Five good size bedrooms
- Two bath/shower rooms
- Driveway-carport for two vehicles & garage
- One of the larger plots
- Walking distance of the local shopping square
- Close to highly-sought after schools
- On a bus route to the City & railway station

EPC Rating



The Nitty Gritty (Toy Story Edition)

Tenure: Freehold

Band D is the council tax band for this property with an annual amount of £2,323.26.

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