

# Abbess Close, Chelmsford, Essex, CM1 2SE

Council Tax Band D (Chelmsford City Council)

3 3 1

Guide Price £450,000 - £475,000 Freehold

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An exciting opportunity to acquire this three-bedroom semi-detached house, occupying a particularly generous double-width plot and offering excellent scope for further enlargement subject to the necessary planning permissions and consents.

The property benefits from a ground-floor side extension, providing valuable additional living accommodation in the form of a further reception room. Internally, the accommodation is complemented by a separate dining room, making this an ideal home for families seeking flexible living and entertaining space.

To the ground floor, the property provides a welcoming entrance, main reception/living space, an additional reception room created by the side extension, a separate dining room and a convenient downstairs WC. Upstairs are three bedrooms and the family bathroom.

Externally, the property enjoys a substantial garden, providing excellent outdoor space for families, entertaining and leisure. To the front is a driveway providing off-road parking, together with a garage.

A particularly attractive feature of this property is its double-width plot, which offers significant potential for future expansion. Subject to planning permission and the relevant consents, there may be scope to extend the existing property substantially or potentially create an additional dwelling, making this an appealing proposition for both homeowners and developers alike.

## Location

Abbess Road is located within the sought after Beechenlea development located to the west of Chelmsford city centre conveniently located within 1.1 miles of Chelmsford's mainline station and city centre. The property is also within walking distance of both of Chelmsford's highly sought after grammar schools, King Edward VI (KEGS) and The County High School for girls as well as Westlands primary school and Hylands high school. Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent to larger well know chains serving cuisines from around the world, along with a thriving nightlife with a selection of bars, the Civic Theatre and two multi screen cinemas. The pedestrianised High Street, two shopping precincts as well as a number of designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities. Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the newly refurbished Riverside Ice & Leisure centre, a selection of golf courses and sports clubs. There are a selection of open spaces with Admirals Park and Central Park both being within a short walk, with the latter offering a pleasant riverside walks through to the city centre. Chelmsford is a sought after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 35 minutes, the property is conveniently positioned within easy access of the A1060 and A414 which provide access to the M11

- Three Bedroom Semi Detached House
- Seperate Dining Room
- Family Bathroom
- Double Width Plot
- Potential (STPP) to Extend
- Ground Floor Side Extension
- Downstairs WC
- Large Rear Garden
- Driveway & Garage



































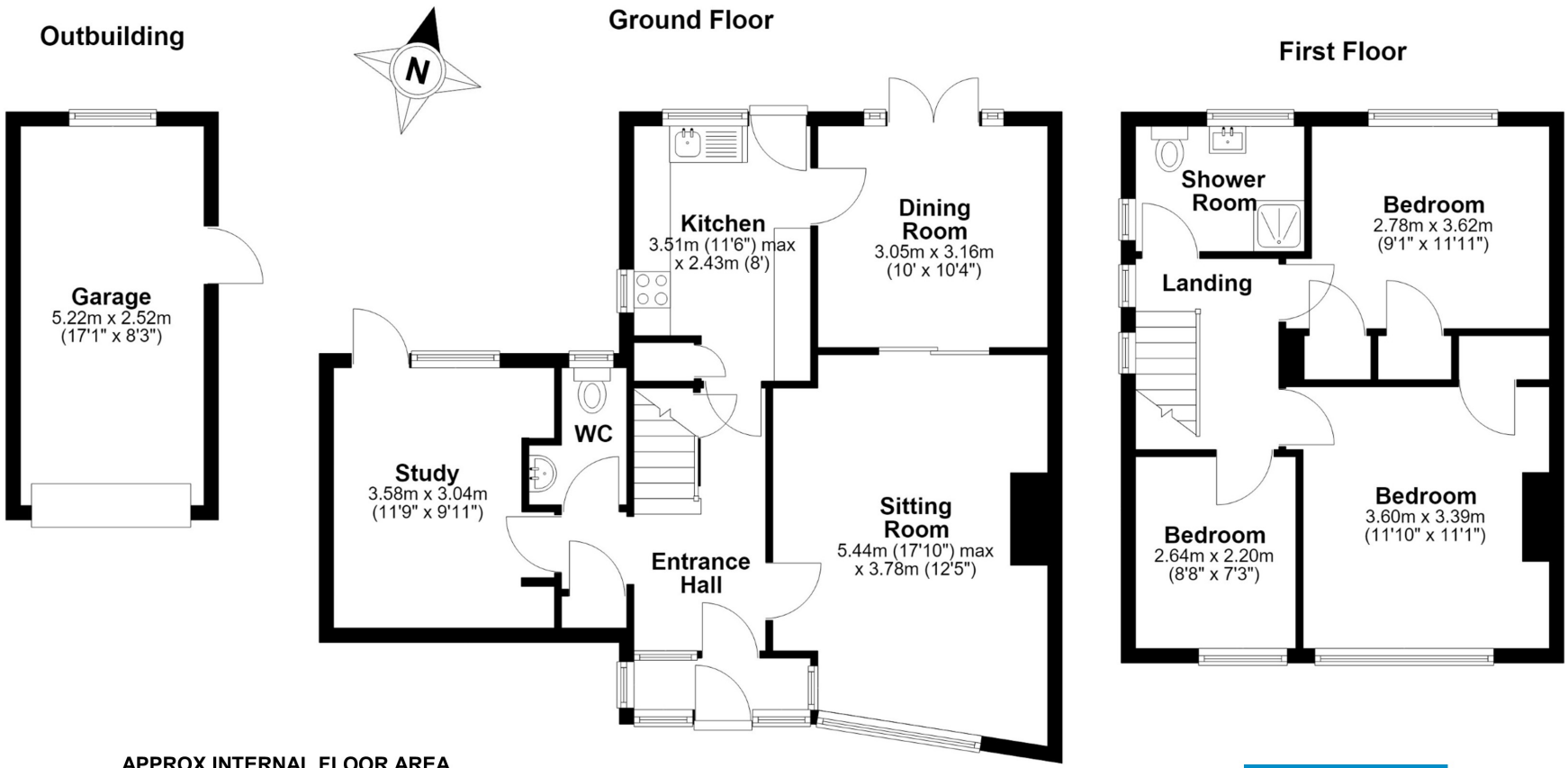










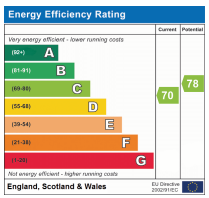



**APPROX INTERNAL FLOOR AREA**
102 SQ M (1100 SQ FT)
**OUTBUILDING** 13 SQ M (140 SQ FT)
This floorplan is for illustrative purposes
only and is **NOT TO SCALE**
all measurements are approximate
**NOT** to be used for valuation purposes.
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