



36 Waterson Vale, Chelmsford, Essex, CM2 9PB

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£600,000 Freehold

Bond Residential are delighted to offer for sale this four bedroom detached family home, pleasantly positioned within the popular Princes Gate development off Princes Road, Chelmsford and enjoying an attractive outlook across the greensward and play area to the front.

The property offers approximately 1,360 sq ft of internal accommodation, together with a substantial detached double garage/outbuilding of approximately 320 sq ft, providing an excellent balance of living, bedroom and storage space. The entrance hall provides access to a ground floor cloakroom and leads through to the principal reception rooms. To the front is a separate dining room, while the generous sitting room extends to approximately 19ft in length and features a bay window together with French doors opening into the conservatory, creating a bright additional reception space overlooking the rear garden. The kitchen/breakfast room measures over 20ft in length and is fitted with an extensive range of shaker-style units, contrasting work surfaces, with space for a breakfast or dining area and direct access to the rear garden. On the first floor, the landing serves four bedrooms and the family bathroom. The principal bedroom is particularly generous and benefits from fitted wardrobes together with its own en-suite shower room. The remaining bedrooms provide excellent flexibility for children, guests or home working.

Outside, the property enjoys an established rear garden with lawn, patio areas, mature planting. To the front and side, the detached double garage is approached via a driveway providing off-road parking.

The combination of generous accommodation, four bedrooms, multiple reception spaces, double garage and a pleasant position overlooking open communal green space makes this an excellent family home within one of this part of Chelmsford's established developments.

Location

Waterson Vale forms part of the popular Princes Gate development, situated off Princes Road on the southern side of Chelmsford. The development has long been popular with families thanks to its established residential setting, communal green spaces and convenient access to schools, shops and the city centre.

A wide range of everyday amenities can be found nearby, including supermarkets, local shops, healthcare facilities and leisure amenities. Chelmsford city centre is also readily accessible and offers an extensive selection of shops, restaurants, cafés, entertainment and recreational facilities. Local schooling includes Moulsham Junior School and Moulsham High School, with several other primary and secondary schools also within the wider area.

For commuters, Chelmsford railway station provides regular services towards London Liverpool Street, while the nearby A414 provides convenient access towards the A12 and surrounding road network. Regular local bus services also connect the area with the city centre and neighbouring districts.

Princes Gate is especially attractive to buyers wanting a family-orientated development with landscaped open areas while remaining within easy reach of Chelmsford's amenities. This particular home has the additional benefit of overlooking the greensward and play area to the front, providing a more open outlook than many properties within the development.

- Four bedroom detached family home
- Overlooking greensward and play area
- Generous 19ft sitting room
- 20ft kitchen/breakfast room
- Principal bedroom with en-suite and fitted wardrobes
- Popular Princes Gate development
- Approximately 1,360 sq ft of accommodation
- Separate dining room
- Conservatory overlooking the garden
- Detached double garage and driveway parking

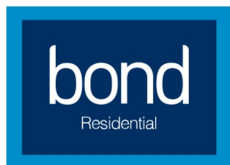




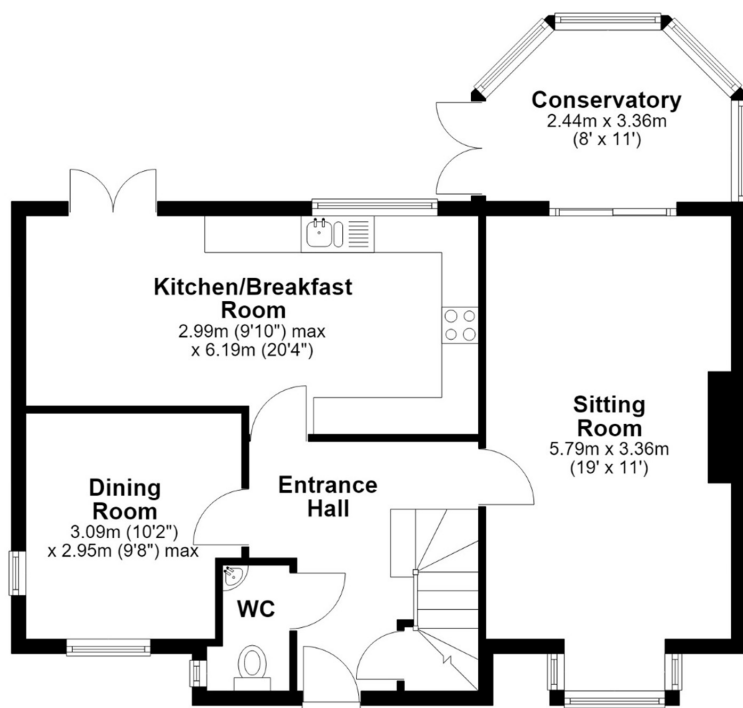








Ground Floor



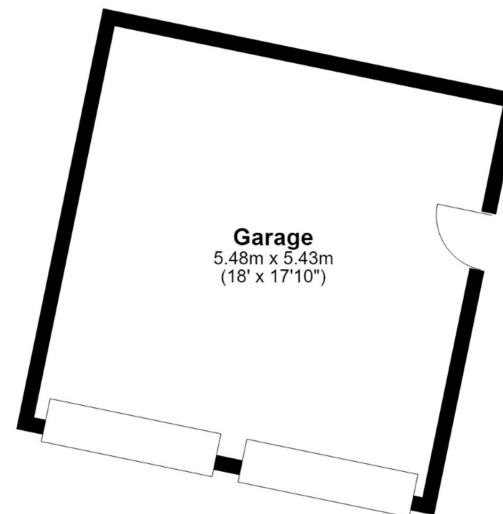
APPROX INTERNAL FLOOR AREA 126 SQ M (1360 SQ FT)

OUTBUILDING 30 SQ M (320 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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Outbuilding



First Floor

