



Rainsford Avenue, Chelmsford, Essex, CM1 2PJ

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£575,000 Freehold

Bond Residential are pleased to offer for sale this established four bedroom semi-detached home, occupying a desirable position within the sought-after cul-de-sac setting of Rainsford Avenue, conveniently located for Chelmsford city centre and mainline railway station. Offered with no onward chain, the property provides generous accommodation of approximately 1,240 sq ft together with an unusually generous plot that offers considerable scope for improvement, extension or potentially the creation of an additional dwelling, all subject to the necessary planning permissions.

The ground floor is approached via an entrance hall with stairs rising to the first floor. To the front is a separate living room, while to the rear is a particularly flexible arrangement comprising a sitting room and adjoining dining room, creating an excellent space for family living and entertaining. Double doors from the sitting room provide direct access to the rear garden. A separate kitchen extends along the side of the property and provides a range of fitted units and work surfaces, while a useful ground floor bathroom completes the accommodation on this level. The existing configuration offers clear potential for a future purchaser to remodel and create a larger open-plan kitchen/family space, subject to their requirements and any necessary consents. On the first floor, the generous landing gives access to four bedrooms, including two particularly well-proportioned double bedrooms, together with a further bedroom and a versatile fourth bedroom suitable for a child's room, study or home office. A second family bathroom completes the first-floor accommodation.

Outside is one of the property's most notable features. The home occupies a substantial plot with extensive gardens extending to the side and rear, providing significant outdoor space rarely found so close to the city centre. The width of the plot also provides exciting potential to extend the existing home or investigate the possibility of an additional dwelling, subject entirely to planning permission and all necessary approvals.

The property would make an excellent opportunity for buyers looking to create a long-term family home in an established and highly convenient Chelmsford setting. Offered for sale with no onward chain, an early viewing is recommended to fully appreciate both the accommodation and the potential offered by the plot.

Location

Rainsford Avenue is a sought-after residential cul-de-sac on the western side of Chelmsford, combining a quieter established setting with excellent access to the city centre. Chelmsford's extensive range of shops, restaurants, cafés, leisure facilities and everyday amenities are all within easy reach, while the mainline railway station provides regular services to London Liverpool Street, making the area particularly appealing to commuters. Nearby Rainsford Road provides additional local shops and services, while Chelmsford's city centre amenities are readily accessible on foot.

For outdoor recreation, residents are well placed for Admirals Park and Central Park, which provide attractive riverside walks, open green spaces, cycle routes and leisure opportunities extending towards the city centre and beyond. The location also provides convenient access to the A1060, A414 and wider road network, with the A12 accessible for journeys towards London and the Essex coast. The combination of a cul-de-sac position, established housing, generous plots, green spaces and close proximity to both the railway station and city centre makes Rainsford Avenue a particularly popular location for families and commuters alike.

- Established four bedroom semi-detached home
- No onward chain
- Substantial side and rear gardens
- Potential for an additional dwelling, subject to planning
- Two bathrooms
- Sought-after cul-de-sac close to Chelmsford city centre
- Approximately 1,240 sq ft of accommodation
- Significant scope to extend, subject to planning
- Three separate ground floor reception areas
- Convenient for Chelmsford railway station and Admirals Park





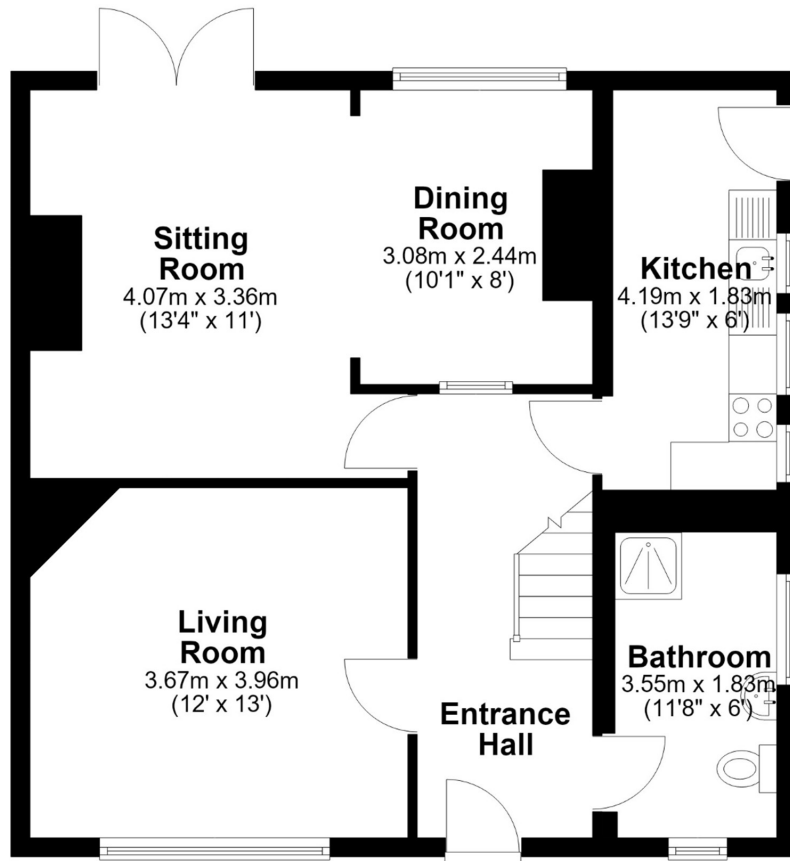




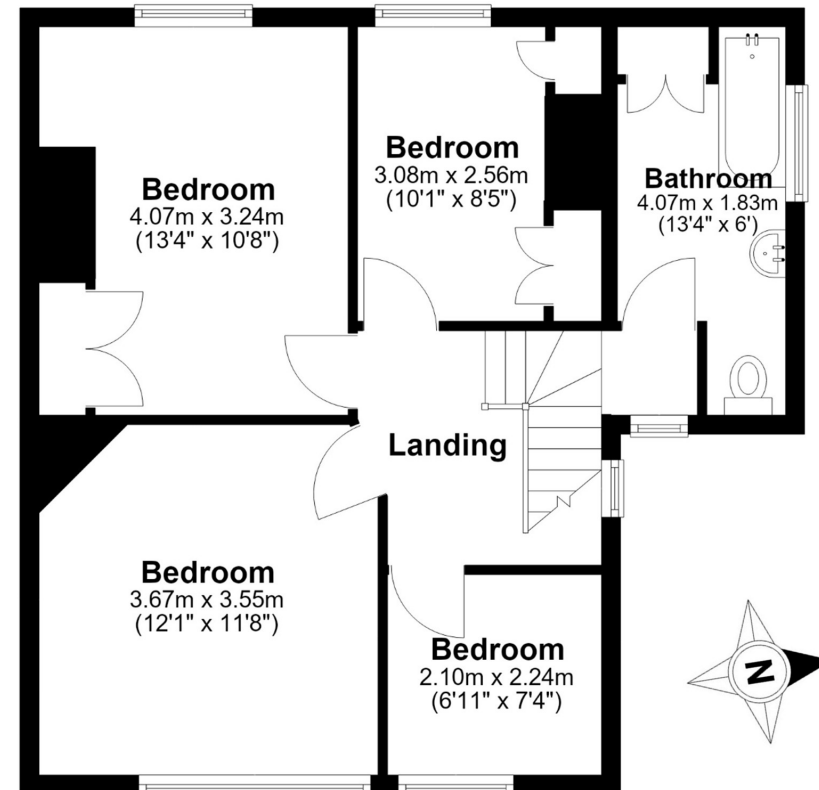




Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA 115 SQ M (1240 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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