



Fortinbras Way, Chelmsford, Essex, CM2 9PA

Council Tax Band E (Chelmsford City Council)



Guide price £575,000 - £600,000 Freehold

**** GUIDE PRICE £575,000 - £600,000 ****

This detached family home comprises an entrance hall, living room, fitted kitchen/dining room, downstairs second reception room and a cloakroom completes the ground floor accommodation. To the first floor there is a landing, master bedroom with en suite shower room, three further bedrooms and a large modern family bathroom.

Externally the property offers a block paved driveway to the front providing off road parking for numerous vehicles and a detached garage offering a further parking space. The property also benefits from a generous sized wrap around garden.

LOCATION

Fortinbras Way forms part of the Princes Gate and Old Moulsham developments which is conveniently located off Princes Road, the property is conveniently located for local infant and junior schools which are both rated good in their latest OFSTED reports as well as Moulsham High school, The Real School guide 2020 places Moulsham High School in the top 10 of ALL schools, including independent and Grammar Schools, in Essex.

Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store.

Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs at the local Chelmer Park, a selection of gyms including the newly refurbished Riverside Ice & Leisure, there are a selection of golf clubs within the area and the nearby Hylands Park estate and Galleywood Common provide pleasant walks and open spaces.

Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, the property is also conveniently located within 2 miles of the A12 and A414 which provide access to the M25 and M11.

- No Onward Chain
- Fitted Kitchen/Dining Room
- Two Storey Side Extension
- Four Bedrooms
- Garage & Driveway

- Detached Family Home
- Ground Floor Extension
- Ground Floor Cloakroom
- En Suite Bathroom



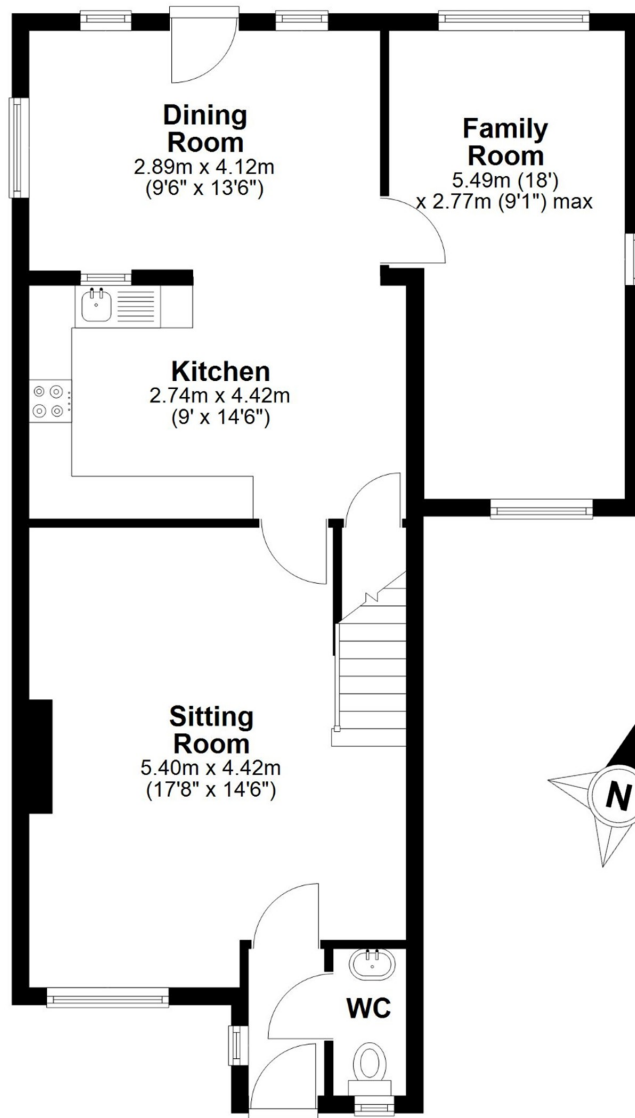




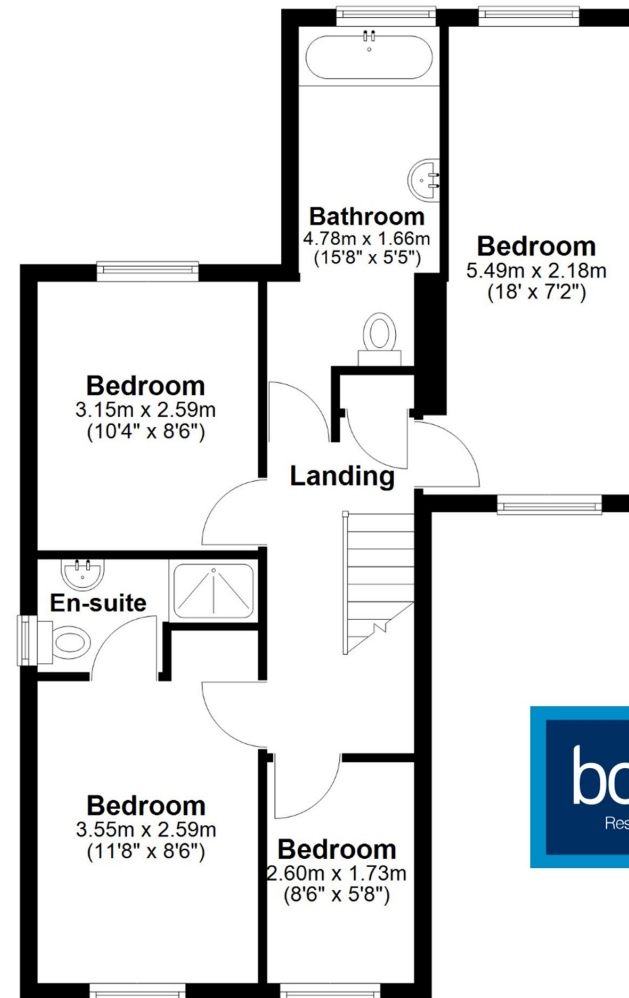




Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA 121 SQ M (1300 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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Energy Efficiency Rating		Current	Maximum
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(40-54)	F		
(21-39)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	76

