

Pyms Road, Galleywood, Chelmsford, CM2 8PY

Council Tax Band C (Chelmsford City Council)

2 3 1

Guide Price £325,000-£350,000 Freehold

Being sold with no onward chain this semi-detached family home offers well-planned accommodation arranged over two floors, extending to approximately 817 sq ft. The property provides a practical layout ideally suited to family living, with a generous kitchen/dining room, separate living room, utility room, ground floor WC, three bedrooms and a first floor family bathroom.

The ground floor is entered via a hall with stairs rising to the first floor. The living room is positioned to the front of the home and features a fireplace with wood-burning style stove, creating a comfortable main reception space. To the rear, the kitchen/dining room provides an excellent everyday family area, fitted with a range of white units, wood-effect work surfaces, integrated oven, hob and space for dining. A useful utility room sits beyond the kitchen and provides additional storage and appliance space, along with access to a ground floor WC.

To the first floor there are three bedrooms, including two well-proportioned double bedrooms and a third bedroom which would also work well as a nursery, dressing room or home office. The family bathroom is fitted with a white suite including bath with shower over, WC and wash hand basin with vanity storage.

Externally, the property enjoys a front garden with hedge screening and side access leading through to the rear. The rear garden is a particularly appealing feature, offering a generous lawned space with fenced boundaries, useful shed storage and excellent scope for landscaping, outdoor entertaining or creating a family-friendly garden. We are advised that the sellers will be allocated a parking space in the newly formed Reservoir Close.

Location

Pyms Road is situated in the popular village of Galleywood, on the southern side of Chelmsford, offering a balance of village surroundings and convenient access back into Chelmsford city centre. Galleywood Common is one of the area's key attractions, covering approximately 47 hectares and designated as a Local Nature Reserve, providing attractive open space for walking, cycling, dog walking and family recreation.

The village also benefits from community facilities including Galleywood Heritage Centre, located on The Common off Margaretting Road. For commuters, bus services include the C1 route linking Galleywood with Chelmsford City Centre and Broomfield, while Chelmsford railway station provides direct services to London Liverpool Street, with Greater Anglia showing an average journey time of around 35 minutes.

Local schooling options include Galleywood Infant School and St Michael's Church of England Voluntary Aided Junior School on Barnard Road, with secondary schooling available in the wider area including Great Baddow High School on Duffield Road. Chelmsford also offers a selection of selective grammar and independent schools, subject to individual admissions criteria.

- **Semi-detached family home**
- **Living room with fireplace and wood-burning style stove**
- **Useful utility room**
- **First floor family bathroom**
- **Popular Galleywood location close to green spaces and local amenities**
- **Three bedrooms**
- **Fitted kitchen/dining room**
- **Ground floor WC**
- **Generous rear garden with scope for landscaping**
- **Allocated Parking Space**







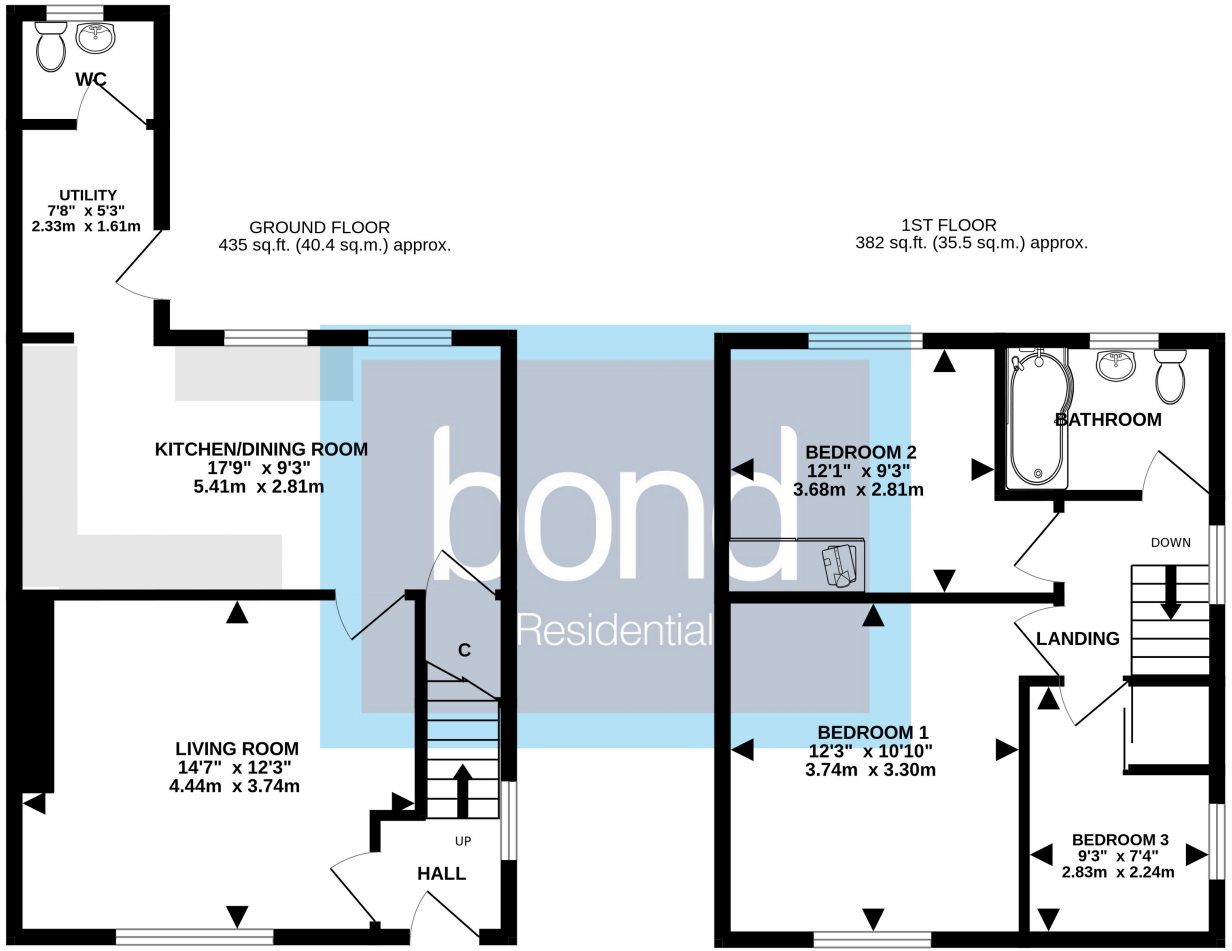










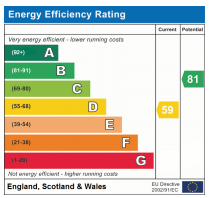


TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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