



Hill Road, Chelmsford, Essex, CM2 6HW

Council Tax Band D (Chelmsford City Council)



Offers In Excess of £800,000 Freehold

An exceptional opportunity to purchase a stunning architect designed, established semi-detached family home, ideally positioned within easy reach of Chelmsford city centre. Significantly extended and much improved by the current owners, the property successfully combines the character and proportions of a period home with an impressive contemporary specification and versatile accommodation arranged over three floors.

The attractive red-brick façade, bay windows and traditional architectural detailing provide an immediate sense of character. Internally, the home has been thoughtfully reconfigured and extended to create excellent family living space, with the floorplan indicating approximately 1,810 sq ft of internal accommodation.

The ground floor offers a welcoming entrance hall leading to a beautifully presented bay-fronted living room, complemented by a dining area/study area which provides an ideal space for entertaining or working from home. Undoubtedly the centrepiece of the home is the superb extended kitchen/family room. Designed with modern family life in mind, this striking space features an extensive range of contemporary cabinetry, a substantial central island with breakfast seating, generous dining and relaxation areas, rooflights and large glazed doors overlooking and opening onto the rear garden. A ground floor cloakroom completes the accommodation on this level.

Across the first and second floors are four generously proportioned bedrooms, offering considerable flexibility for family life and home working. The impressive principal bedroom enjoys the character of a wide bay window, while the remaining bedrooms are equally well presented. The accommodation is served by a stylish family bathroom together with a contemporary second-floor shower room, while useful eaves storage provides additional practicality.

Externally, the rear garden is a particularly attractive feature. The property opens onto a smart paved terrace with contemporary raised beds, providing an excellent space for outdoor dining and entertaining. Beyond is a substantial established garden with lawn, mature trees, shrubs and screening, creating a surprisingly private setting for a home so conveniently positioned for the city centre. To the rear is an outbuilding incorporating a covered storage space, adding further versatility.

Overall, this is a particularly appealing combination of period character, contemporary extensions, generous family accommodation and a convenient city location, making it ideally suited to buyers looking for a long-term family home within Chelmsford.

Location

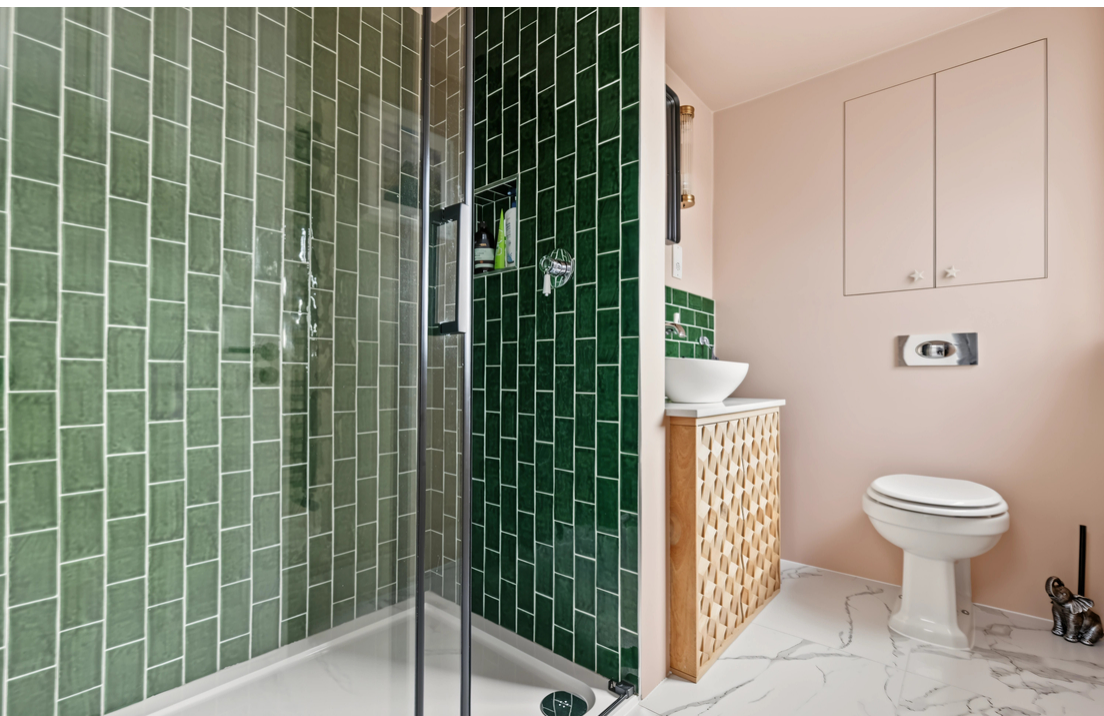
Hill Road is an established and highly convenient residential road situated within Chelmsford, offering an excellent balance between city living and a more traditional residential setting. The property is ideally positioned for access to Chelmsford city centre, where residents can enjoy an extensive selection of shops, restaurants, cafés, bars and leisure facilities, together with the city's mainline railway station providing regular services into London Liverpool Street. The area also benefits from a choice of well-regarded local schools, everyday amenities and convenient road links to the A12 and surrounding areas. For recreation, Chelmsford offers numerous parks, open spaces and riverside walking and cycling routes, including opportunities to enjoy the green corridors running through and around the city. Hill Road is particularly popular with families and professionals due to its attractive established housing, proximity to the city centre and station, and the combination of excellent amenities and accessible green spaces.

- Stunning architect designed extended & much improved semi-detached family home
- Superb extended kitchen/family room
- Bay-fronted living room
- Substantial established rear garden
- Four generously proportioned bedrooms
- Impressive central island with breakfast seating
- Family bathroom and additional shower room
- Walking distance of Chelmsford city centre and station





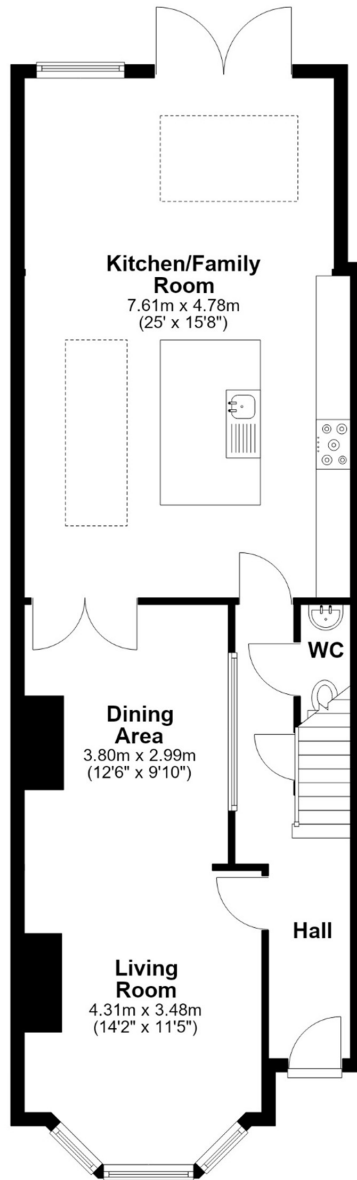








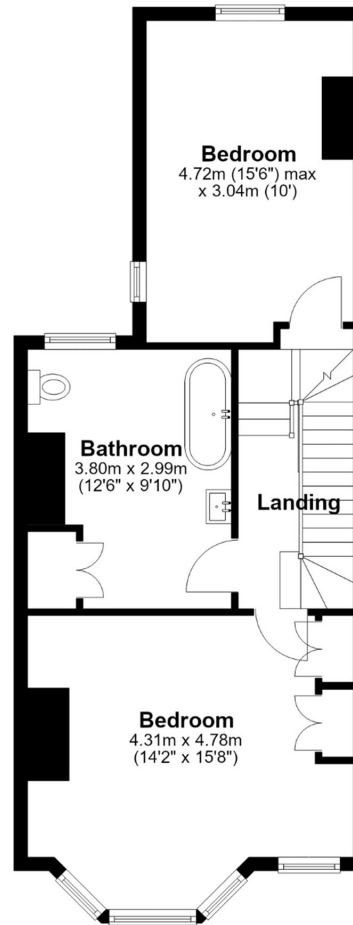
Ground Floor



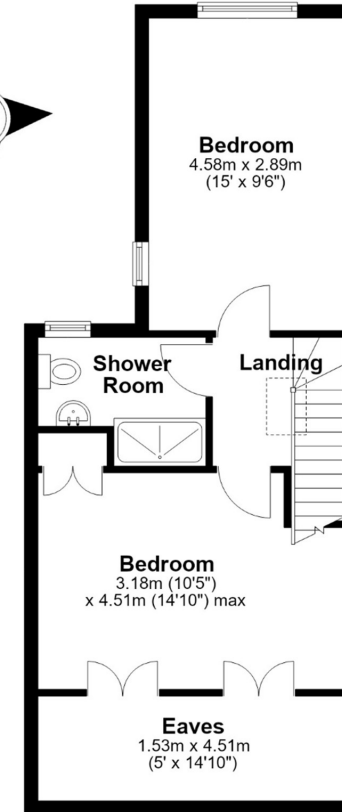
APPROX INTERNAL FLOOR AREA 168 SQ M (1810 SQ FT)
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
all measurements are approximate **NOT** to be used for valuation purposes.
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First Floor



Second Floor



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