

Hardy Close, Chelmsford, Essex, CM1 1AE

Council Tax Band D (Chelmsford City Council)

1 2 2

£275,000 Leasehold

Situated within a contemporary development in central Chelmsford, this beautifully presented two bedroom, two bathroom ground floor maisonette offers stylish, low-maintenance living with the added benefit of its own private entrance and double width driveway.

The property opens into a welcoming entrance hall, providing access to all principal rooms and creating a practical separation between living and sleeping accommodation. To the rear, the impressive open plan kitchen/dining/living room provides a bright and sociable space, ideal for both everyday living and entertaining. The kitchen is fitted with sleek, high-gloss units complemented by quartz work surfaces and a range of integrated appliances, offering both functionality and modern design. Ample space is available for a dining table and comfortable seating area, making it a true heart of the home.

There are two well-proportioned bedrooms. The principal bedroom benefits from a contemporary en suite shower room, while the second bedroom offers flexibility as a guest room, nursery or home office. The main bathroom is finished to a high standard with modern tiling and quality sanitaryware.

Further benefits include underfloor heating throughout, with individual room thermostats allowing for efficient and tailored climate control. Externally, the property enjoys a double width driveway, providing convenient off-road parking.

This superb home would make an ideal first-time purchase, investment opportunity or downsizer's property, combining modern specification with a central and convenient location.

Location

Hardy Close is ideally positioned within the sought-after central Chelmsford area, offering the perfect balance of urban convenience and green open spaces. Chelmsford city centre is within easy reach, providing an extensive range of shopping facilities including High Chelmer and Bond Street, along with a wide selection of restaurants, cafés and leisure amenities.

For commuters, Chelmsford railway station offers direct services to London Liverpool Street, typically in around 35 minutes, making the area particularly popular with professionals. Excellent road links are also available via the A12 and A414, connecting to the M25 and surrounding Essex towns.

The area is well served by attractive green spaces, including Central Park, Admirals Park and Riverside, offering scenic walking routes, sports facilities and family-friendly open areas. Families are well catered for with a range of reputable local schools close to Hardy Close, as well as Chelmsford County High School for Girls and King Edward VI Grammar School. Both primary and secondary education options are highly regarded, further enhancing the area's appeal.

Ground Rent: Peppercorn **Service Charge:** £1729 per annum

- Modern ground floor maisonette
- Two bathrooms (including en suite to principal bedroom)
- Spacious open plan kitchen/dining/living room
- Quartz work surfaces
- Double width driveway providing off-road parking
- Two bedrooms
- Private entrance hall
- Kitchen with integrated appliances
- Underfloor heating with individual room thermostats
- Central Chelmsford location with excellent transport links







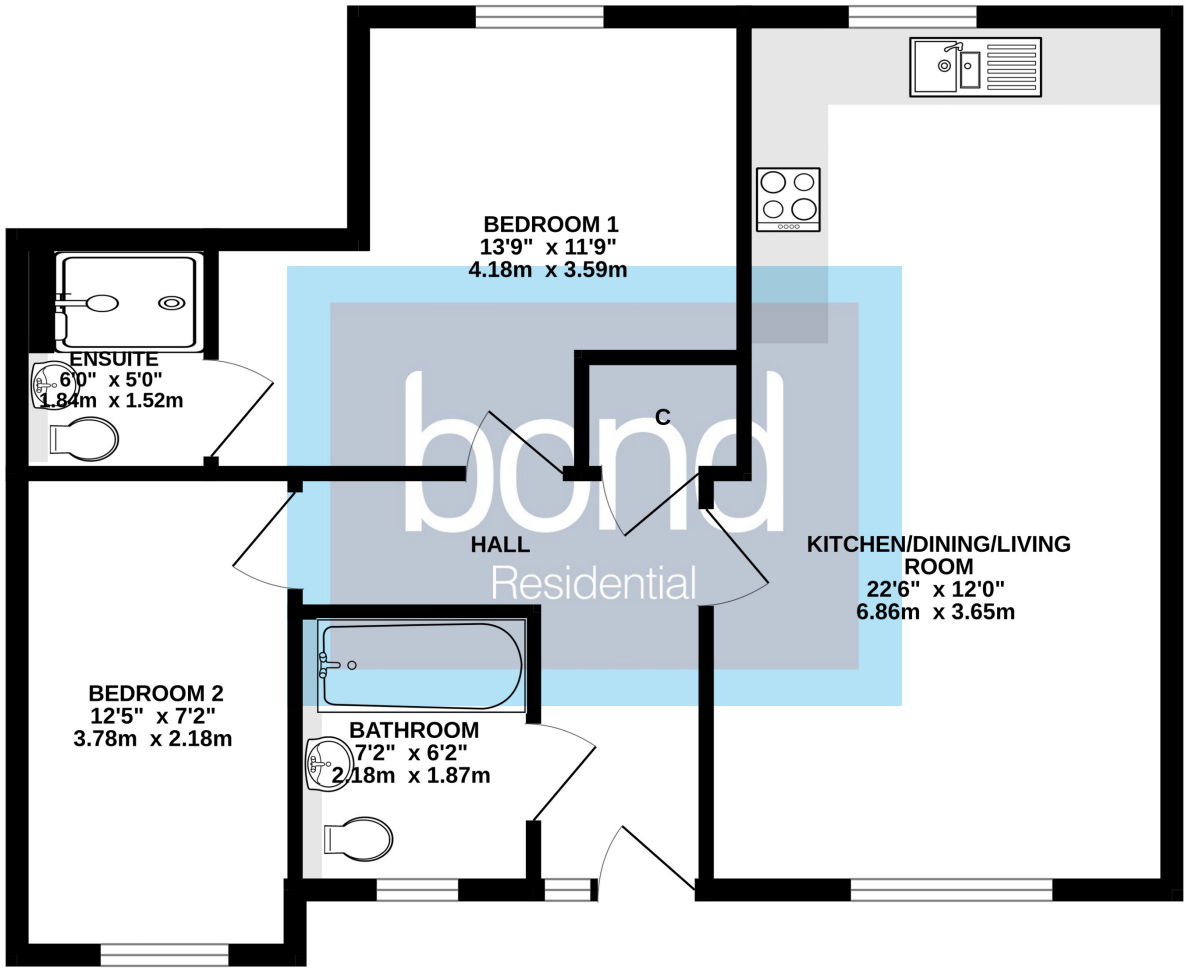








GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.

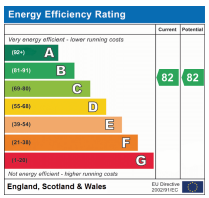


TOTAL FLOOR AREA : 629 sq.ft. (58.4 sq.m.) approx.

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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