



Hornbeam Gardens, Chelmsford, Essex, CM1 4GH

Council Tax Band E (Chelmsford City Council)

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Guide Price: £500,000-£525,000 Freehold

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This modern detached family home offers well-planned accommodation approaching 990 sq ft, arranged over two floors and designed with family living in mind. The property provides a spacious sitting room, kitchen/dining room, ground floor WC, three bedrooms, en-suite to the principal bedroom and a family bathroom.

The accommodation begins with an entrance hall with stairs rising to the first floor and access to the main ground floor rooms. The sitting room is a generous reception space measuring over 18ft in length, with French doors opening directly onto the rear garden, creating an excellent connection between the indoor and outdoor living areas.

The kitchen/dining room is also of excellent proportions and extends to over 18ft, providing ample space for both cooking and dining. A ground floor WC completes the ground floor accommodation.

On the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom is a particularly good size and benefits from fitted wardrobe/storage space and its own en-suite shower room. There are two further bedrooms, both well suited to children's rooms, guest accommodation or home working, served by the family bathroom.

Externally, the property enjoys a double width driveway to the side providing off road parking and a good size rear garden, ideal for families, entertaining and outdoor dining. The overall layout, modern design and practical accommodation make this an excellent choice for families, professionals and buyers seeking a contemporary detached home in a popular residential setting.

Location

Hornbeam Gardens is positioned within a popular modern residential area on the north-eastern side of Chelmsford. The area benefits from a strong selection of local amenities, including neighbourhood shopping facilities, open spaces, play areas and community facilities.

There are excellent green spaces nearby, Chelmsford city centre is also within convenient reach and offers a wider range of shopping, dining and leisure facilities.

For commuters, Chelmsford railway station provides regular services to London Liverpool Street, with average journey times of around 35 minutes. Road links are also convenient, with access towards the A12, A130 and wider road network.

Chelmsford is also well known for its choice of primary and secondary schools, including the city's renowned grammar schools.

- Modern detached family home
- Spacious sitting room with French doors to garden
- Open greensward view to front aspect
- Family bathroom
- Well-planned accommodation approaching 990 sq ft
- Principal bedroom with en-suite shower room
- Kitchen/dining room measuring over 18ft
- Ground floor WC
- Good size rear garden
- Double width driveway providing off-road parking



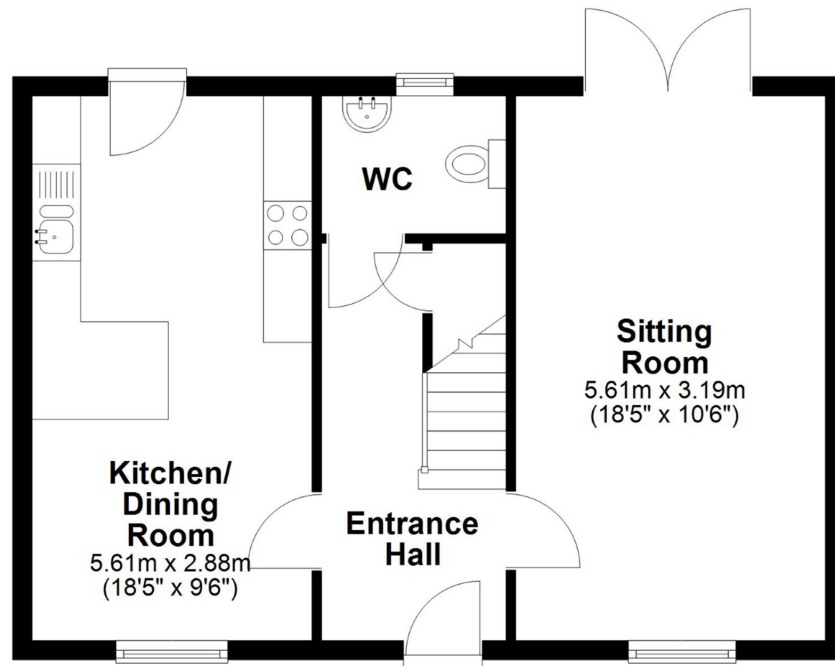




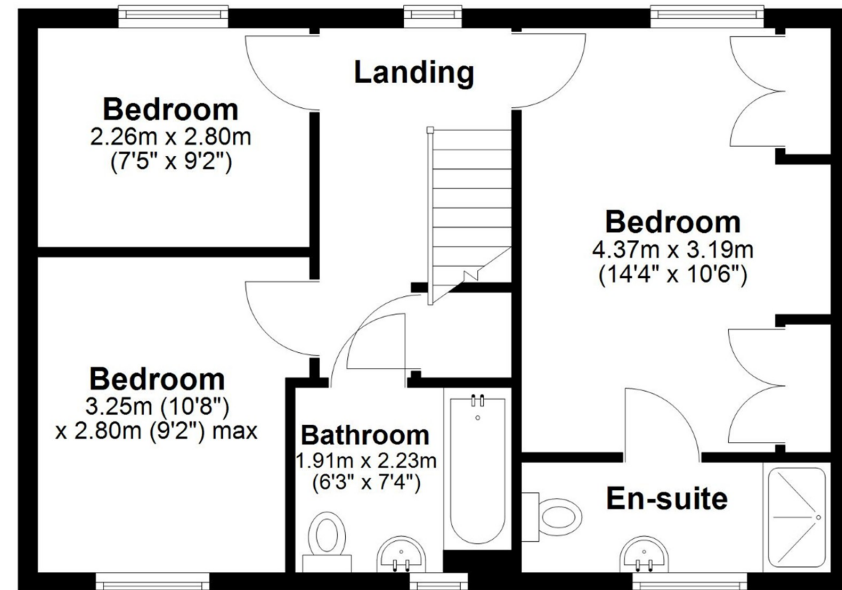




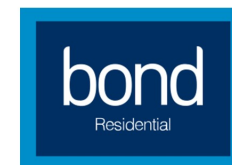
Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA 92 SQ M (990 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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