



Roxwell Road, Chelmsford, Essex, CM1 2NE

Council Tax Band F (Chelmsford City Council)



£650,000 Freehold

An extended detached character family home offering **no onward chain**, ideally situated within walking distance of Chelmsford City centre and mainline railway station, offering substantial and versatile accommodation extending to approximately 1,780 sq ft, plus a detached garage.

The property has an attractive and individual appearance, complemented by mature front gardens, a generous driveway and a detached garage. Internally, the home offers a wonderful balance of character, space and flexibility, with a welcoming reception hall, feature tiled flooring and a staircase rising to the first floor.

The ground floor provides excellent living and entertaining space, including an impressive sitting room measuring over 27ft in length, with a bay window, feature fireplace recesses and ample space for family seating. A separate dining room overlooks the rear garden and provides a superb setting for formal dining, with French doors opening directly outside. The kitchen/breakfast room is fitted with a contemporary range of gloss units & integrated appliances, creating a practical and stylish everyday family space.

A particular benefit of the layout is the ground floor bathroom, fitted with a freestanding claw-foot bath, separate shower, WC and wash hand basin, providing both convenience and character.

To the first floor, the spacious landing gives access to four bedrooms, including a generous principal bedroom with en-suite shower room. There are two further double bedrooms, an additional single bedroom/home office and a separate WC, making the layout well suited to families, guests or those working from home.

Externally, the property enjoys mature and well-screened gardens, with lawned areas, established hedging, planting and patio space. To the front, a large driveway provides ample off-road parking and access to the detached garage.

LOCATION

Roxwell Road is a convenient and well-regarded residential position on the western side of Chelmsford, ideally placed for access to the city centre, mainline railway station, local shops, cafés, restaurants and everyday amenities. Chelmsford railway station provides direct mainline services to London Liverpool Street, making the area particularly attractive for commuters. The property is also well positioned for nearby green spaces, including Admirals Park and the surrounding riverside walks, open parkland, play areas and recreational facilities. Families are exceptionally well served by local schooling, with a selection of primary and secondary schools within the surrounding area, as well as being a short distance from two of the country's leading grammar schools, King Edward VI Grammar School, commonly known as KEGS, and Chelmsford County High School for Girls.

- Extended detached character family home
- Walking distance of Chelmsford mainline railway station
- Separate dining room with French doors to the garden
- Ground floor family bathroom plus first floor WC
- Chain Free
- Approximately 1,780 sq ft of accommodation, plus garage
- Four bedrooms, including principal bedroom with en-suite
- Stylish kitchen/breakfast room with integrated appliances
- Generous driveway parking, detached garage and mature gardens











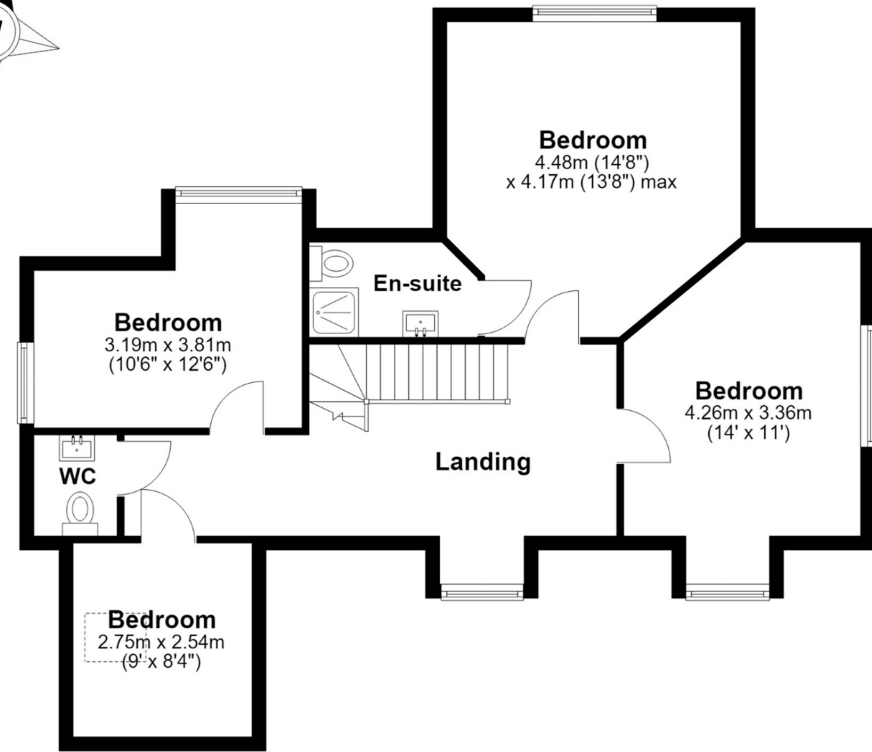
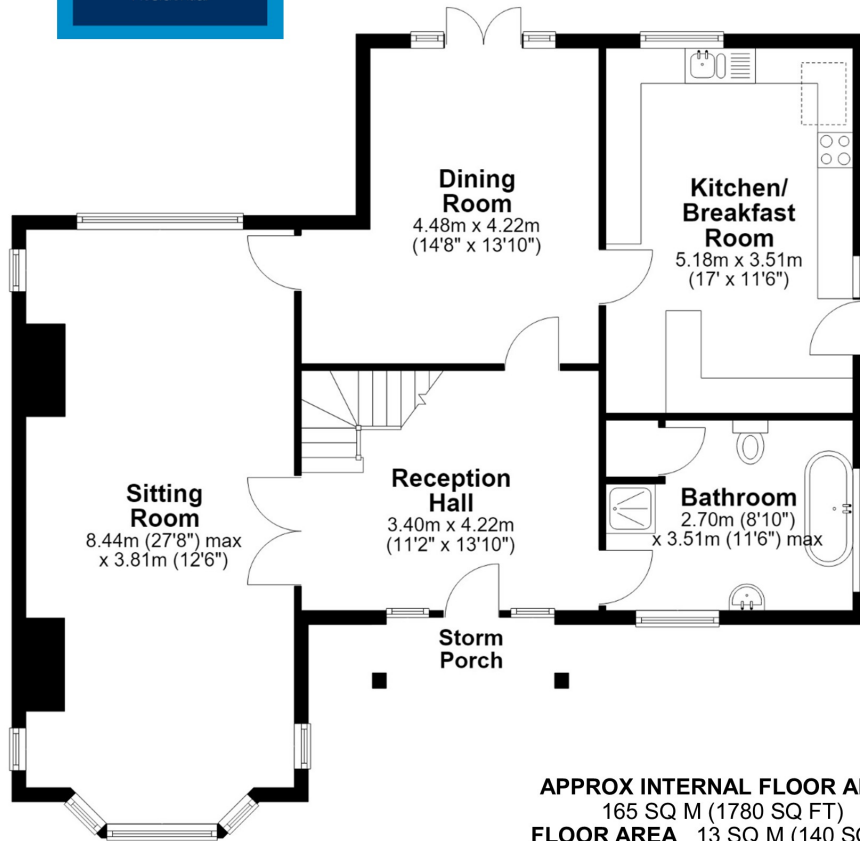




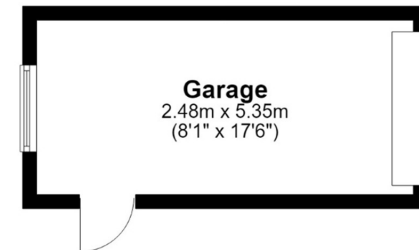
Ground Floor



First Floor

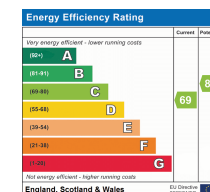


Outbuilding



APPROX INTERNAL FLOOR AREA
165 SQ M (1780 SQ FT)
FLOOR AREA 13 SQ M (140 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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