

Cedar Avenue West, Chelmsford, Essex, CM1 2XA



**Freehold**  
Guide Price

**£600,000**

Subject to contract

5 bedrooms  
2 reception rooms  
2 bathrooms





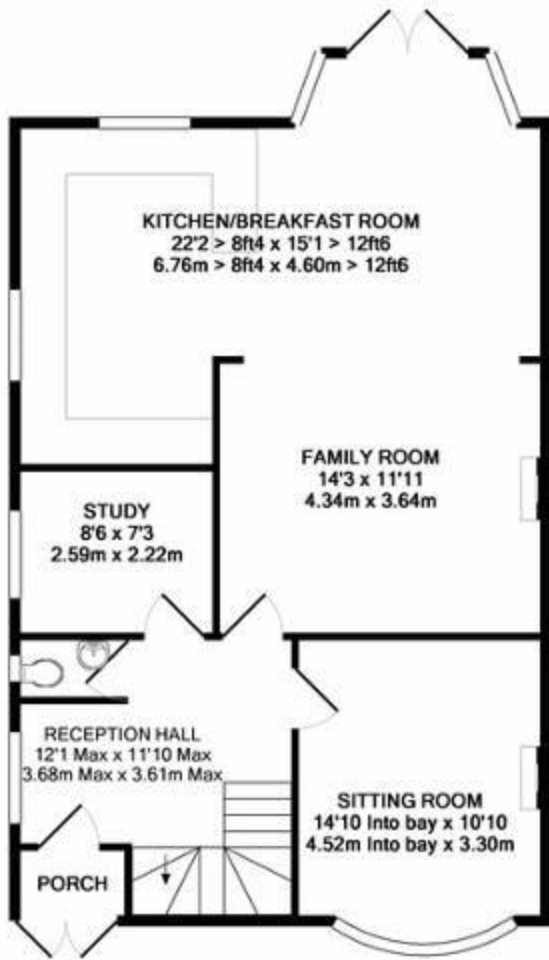
## Some details

A beautifully presented and extended five bedroom family home occupying a central position, just a short walk from Chelmsford's mainline station, city centre and Grammar schools. This stunning home has been thoughtfully configured, providing balanced accommodation, with exceptional reception space and 5 well-proportioned bedrooms. The property includes a welcoming reception hall, sitting room and family room which is largely open plan to a south facing kitchen/breakfast room. There is a study and cloakroom with three first floor bedrooms and a family bathroom. To the upper level there are two remaining bedrooms and a shower room. Externally, the property enjoys a landscaped garden extending from a raised decked terrace and a spacious driveway providing parking for up to four vehicles.

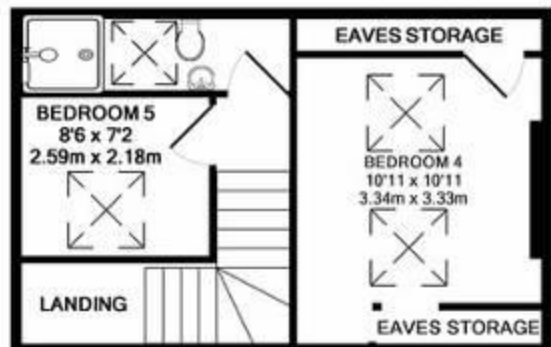
The property is entered from the front via a small entrance porch which opens to a spacious reception hall with wood flooring and a turning staircase rising to the first floor. The hall serves the majority of the ground floor accommodation which includes a comfortable sitting room, study, cloakroom, family room and kitchen/breakfast room. The sitting room is situated to the front of the house and incorporates a Victorian style fireplace with bay window. The family room is largely open plan and enjoys a feature fireplace and wood flooring which continues through to the kitchen/breakfast room. The kitchen/family room runs the width of the house and is a bright room with glazed elevations overlooking and providing access to the rear garden. The kitchen has been fitted with an extensive range of light coloured eye and base storage units, drawers, granite work surfaces and a range of appliances. To the first floor there are three bedrooms with bedroom one positioned at the front of the house with an extensive range of built-in wardrobes. The family bathroom has been fitted with a white suite comprising freestanding roll top bath, shower enclosure, wc and wash hand basin. To the upper level there are two remaining bedrooms and a shower room. Bedroom four is a charming room with painted exposed brickwork and eaves storage. The shower room serves both bedrooms and includes shower enclosure, wc and wall mounted wash hand basin.



A beautifully presented and extended 5 bedroom family home occupying a central position, just a short walk from Chelmsford's mainline station, city centre and Grammar schools. 2 receptions, kitchen/breakfast room, study, wc, 5 bedrooms, en-suite to master bedroom and family bathroom.  
No onward chain.



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 822 SQ.FT.  
 (76.4 SQ.M.)





**Porch**

not measured

**Reception hall**

12' 1" max x 11' 10" max (3.68m x 3.61m)

**Sitting room**

14' 10" into bay x 10' 10" (4.52m x 3.3m)

**Family room**

14' 3" x 11' 11" (4.34m x 3.63m)

**Kitchen/breakfast room**

22' 2" > 8' 4" x 15' 1" > 12' 6" (6.76m x 4.6m)

**Study**

8' 6" x 7' 3" (2.59m x 2.21m)

**Cloakroom**

not measured

**First floor landing**

**Bedroom one**

14' 10" into bay x 8' 7" to wardrobes (4.52m x 2.62m)

**Bedroom two**

11' 11" x 10' 9" (3.63m x 3.28m)

**Bedroom three**

11' 11" x 8' 9" (3.63m x 2.67m)

**Bathroom**

10' 1" x 5' 8" (3.07m x 1.73m)

**Second floor landing**

**Bedroom four**

10' 11" x 10' 11" (3.33m x 3.33m)

**Bedroom five**

8' 6" x 7' 2" (2.59m x 2.18m)

**En-suite shower room**

11' 10" x 3' 0" (3.61m x 0.91m)

**Workshop**

not measured







## The outside

To the front there is a spacious driveway accommodating parking for up to four vehicles. There is an attractive tiered south facing garden which comprises a raised decked terrace with lower paved terrace, flower and shrub borders with retaining sleepers. There is a storage shed and detached workshop.

## Where?

The property occupies an extremely central position within walking distance of the city centre and mainline station. Chelmsford combines the best brand name stores with an abundance of small independent speciality shops and designer boutiques. The area enjoys a selection of bars and restaurants with a wide selection of leisure activities. For the commuter there is straight-forward access to Chelmsford's mainline station offering frequent services to London Liverpool St. (approximate journey time 35 minutes). There are excellent road connections via the A12 and A120 with Stansted Airport being approximately 18 miles north-west of the house. The area offers an exceptional selection of schools in both the private and public sector, including King Edward Grammar School For Boys, County High School For Girls and Chelmer Valley High School. Felsted school is approximately 9 miles in distance with New Hall being approximately 5 miles.

## Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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## Viewing

To make an appointment to view this property please call us on 01245 292 100.







## Directions

The property is located along Cedar Avenue West. SatNav CM1 2XA

To find out more or book a viewing

**01245 292 100**

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