



207 Beehive Lane, Chelmsford, Essex

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BNP PARIBAS GROUP



## 207 Beehive Lane Chelmsford Essex CM2 9SH

A contemporary 4/5-bedroom family home with open plan living space, studio, and good-sized garden, located in a sought-after area near to local amenities.

Moulsham 1 mile, Chelmsford and station 2.1 miles (London Liverpool Street 34 minutes), A12 (Jct. 16) 2.1 miles, M25 (Jct. 28) 13.4 miles, M11 (Jct. 8) 21.7 miles, London Stansted Airport 19.6 miles, central London 40.3 miles

Porch | Reception hall | Sitting room | Cinema room | Bar | Study | Open plan Kitchen/dining/family room | Utility room | Cloakroom | 4 Double bedrooms, 2 en suite | Dressing room/bedroom 5 | Family bathroom | Extensive south facing garden | Studio/office | EPC rating D

### The property

A much improved and extended family home offering over 3000 sq. ft. of flexible accommodation arranged over two light-filled floors. Configured to provide an ideal family and entertaining space, and featuring a wealth of modern flagstone flooring throughout, the predominantly open-plan ground floor accommodation flows from a welcoming reception hall with useful storage and window seating. It comprises a generous central sitting room with feature fireplace opening into a study and a separate fitted bar. To the rear, the extensive kitchen/dining room benefits from full-height glazing incorporating a door to the terrace, and a large sky lantern. The kitchen itself has a range of contemporary high-gloss wall and base units including a large angular central island, and modern integrated appliances. A spacious cinema room, converted from an integral double garage and accessible from the study, completes the ground floor

facilities. On the first floor the property provides a generous principal bedroom with built-in storage and contemporary en suite bathroom with twin sinks, freestanding bath and separate shower. The three further bedrooms all have built-in storage, and one has a contemporary en suite shower room. Also on this floor is a fitted dressing room and a family bathroom with bath and separate shower.

### Outside

Set behind a low-level walled driveway with areas of lawn giving plenty of kerb appeal, the property is approached over a block-paved and part-gravelled forecourt providing plenty of parking. The substantial well-maintained rear garden is laid mainly to lawn. It is bordered by mature trees and features decked seating areas, a 22 ft. garden studio with French doors to a wraparound decked terrace, and a spacious paved terrace off the kitchen/dining room, all ideal for entertaining and al fresco dining.

### Location

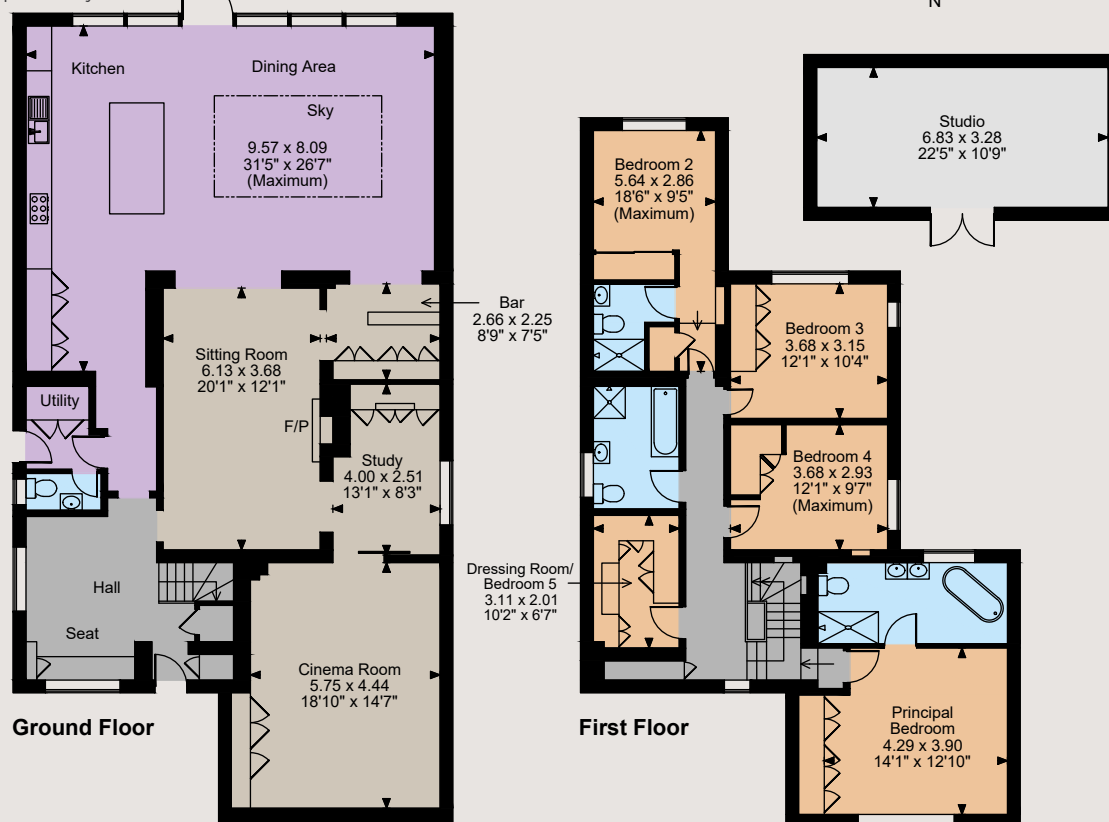
Located to the south of Chelmsford city centre, the property is well placed for access to local shopping and amenities, schools and transport links. The vibrant and bustling centre of Chelmsford has a pedestrianised high street with a comprehensive selection of both independent and larger stores as well as two shopping centres, six retail parks, numerous restaurants, cafés and bars and excellent leisure and sporting facilities including a leisure centre and ice rink. The A12 provides excellent links to the motorway network, Chelmsford station offers regular services to London Liverpool Street and London Stansted Airport has a wide range of domestic and international flights. The area offers a wide range of state primary, secondary and grammar schooling including Beehive Lane Community Primary School, King Henry VI Grammar School and Chelmsford County High School for Girls (all rated Outstanding by Ofsted) together with a good selection of independent schools including Octavia House, Widford Lodge Prep, St. Cedd's, St. Anne's Prep and New Hall.







Floorplans  
Main House internal area 2,778 sq ft (258 sq m)  
Outbuilding internal area 241 sq ft (22 sq m)  
Total internal area 3,019 sq ft (281 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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## Directions

From Strutt & Parker's Chelmsford office follow Rainsford Road to Coval Lane, then turn left onto Parkway (A1060) and follow this road for 1.0 mile. At Army and Navy Roundabout take the 3rd exit onto Barrow Road (B1009), after 0.5 mile take the 3rd roundabout exit onto Beehive Lane to stay on B1009 and after 0.6 mile the property can be found on the right.

## General

**Local Authority:** Chelmsford City Council

**Services:** All mains services connected.

**Council Tax:** Band F

**Tenure:** Freehold

**Guide Price:** £1,150,000

## Chelmsford

Coval Hall, Rainsford Road, Chelmsford CM1 2QF

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