



Kabulonga, Goat Hall Lane, Chelmsford, Essex

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# Kabulonga Goat Hall Lane, Chelmsford, Essex, CM2 8PG

A modern contemporary family home located in a sought after leafy lane

Chelmsford city centre 2.8 miles, Chelmsford railway station to London Liverpool street 2.8 miles, A12 (junction 16) 1.3 miles, M25 (junction 28) 12.5 miles, Stansted airport 26.2 miles

Reception hall | Playroom | Study | Sitting room  
Media room | Kitchen/family room | Utility room  
Cloakroom | Principal bedroom with en-suite  
Four further bedrooms (two with en-suite facilities) | Family bathroom | EPC Rating C  
Generous driveway | Mature gardens

About 0.44 acres

## The property

Positioned within this established leafy lane lies this beautifully presented modern family home occupying a generous and mature plot.

Upon entering Kabulonga the central reception hall provides access to a playroom, study, living room and further media room. Although configured in this arrangement the ground floor is spacious and enjoys versatile living. Located to the rear of the house is an impressive modern kitchen and family room. The kitchen area is well equipped with a central island ideal for food preparation or use as a breakfast bar. Electrical appliances are built in along with a wide range of storage units. The family seating area is flooded with natural light via a sky lantern and bi-folding doors to two aspects offering views across the rear gardens, this really is the hub of the house. A utility room and ground floor wc are also located off of the kitchen area.

The staircase from the main reception hall rises to the first floor, providing access to a principal bedroom with wardrobe space and full en-suite facilities. Four further bedrooms with fitted wardrobes and two with guest en-suite shower rooms are available on this floor as is a family bathroom.

## Outside

Kabulonga is approached by a generous driveway offering ample parking for several cars. The grounds are mostly laid to lawn with a range of mature trees and well-stocked borders. A patio to the rear offers a great space for outdoor entertaining.

## Planning

Planning was passed in December 2013 for a new detached garage, works started on 21st November 2016. Reference 16/01681/DGABN. The garage would need to be erected by the new occupier.

## Location

Goat Hall Lane is situated just under three miles south of Chelmsford's vibrant and bustling city centre. There are excellent shopping options, with the High Chelmer Shopping Centre and Meadows Shopping Centre, along with the pedestrianised High Street. The city is also home to a wealth of excellent restaurants, cafés and bars, and boasts superb leisure and recreational facilities. Outstanding-rated state schooling is available at King Edward VI Grammar School or Chelmsford County High School for Girls, along with several outstanding primary schools, while Chelmsford is also home to a number of reputable independent schools. The property's location is extremely convenient for transport connections, with the mainline station 2.8 miles away (36 minutes to London Liverpool Street), and close to the A12, offering excellent road links to surrounding areas.

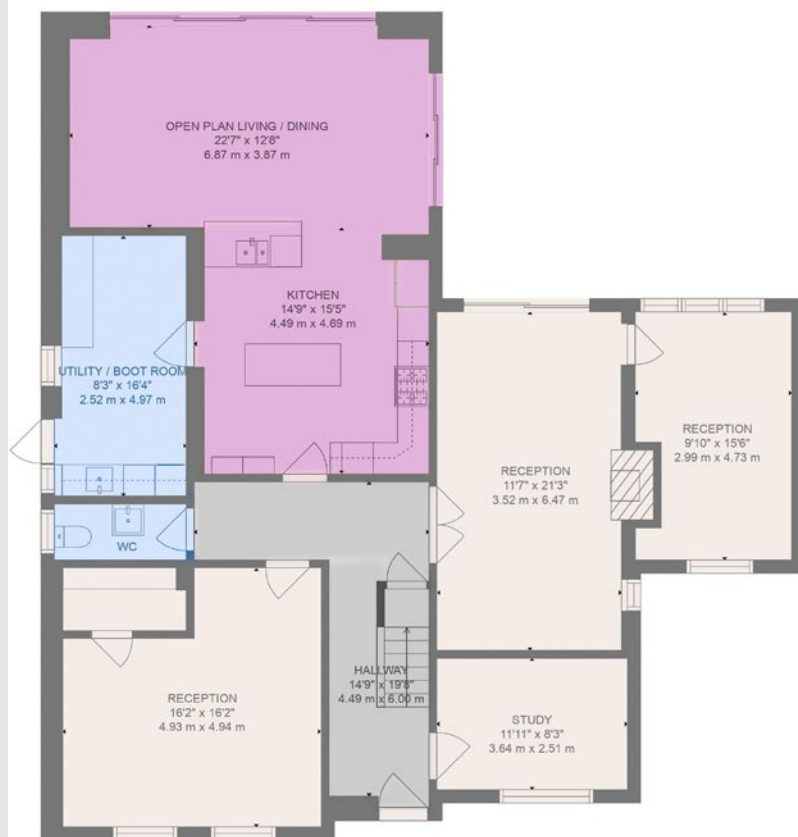




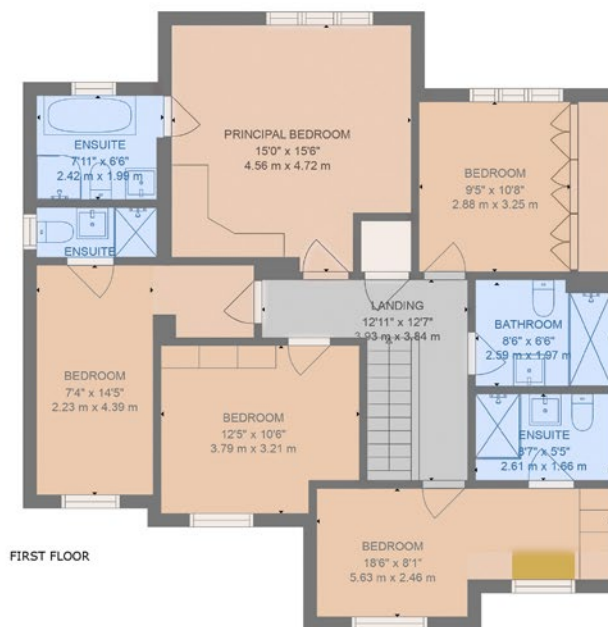




Floorplans  
House internal area 2,801sq ft (260 sq m)  
For identification purposes only.



GROUND FLOOR



FIRST FLOOR

## Directions

From Parkway turn into New London Road to the Wood Street roundabout. Take the second turning onto the B1007 towards Galleywood. Turn right at the mini roundabout and after approximately 0.5 of a mile turn right into Goat Hall Lane where Kabulonga will be found after 200 meters on the left hand side.

## General

**Local Authority:** Chelmsford Borough Council - 01245 606606

**Services:** All mains services connected

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,585,000

**Panning:** Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

## Chelmsford

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**01245 254600**

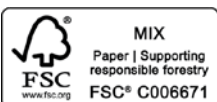
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