




1A Green Close  
Chelmsford, Essex




# A detached four bedroom property located in a highly-sought after private residential turning


An attractive family home featuring modern amenities, the sizeable rear extension added by the vendors, provides an elegant and practical living and entertaining environment. Located in a quiet no-through road in a sought-after residential suburb, near to city centre amenities and the station.




**2 RECEPTION ROOMS**




**4 BEDROOMS**




**2 BATHROOMS  
1 CLOAKROOM**




**DOUBLE GARAGE**




**SOUTH FACING REAR GARDEN**




**FREEHOLD**



**EDGE OF CITY**



**2,157 SQ FT TOTAL**



**GUIDE PRICE  
£1,250,000**



## The property

1A Green Close is an attractive dormer-style detached family home offering over 1,700 sq ft of light-filled, flexible accommodation arranged over two floors. Sensitive extended by the current owners, it has been configured to provide an elegant yet practical living and entertaining environment, featuring modern amenities and neutral décor throughout.

The accommodation flows from a welcoming reception hall with a useful, fully tiled cloakroom. It includes a large 24 ft dual-aspect sitting room with a feature exposed brick chimney breast housing an inset fire, and full-height glazing incorporating French doors opening onto the rear terrace. The spacious L-shaped kitchen/dining/family room offers a range of contemporary wooden wall and base units, including a breakfast bar, complementary work surfaces and splashbacks, and modern integrated appliances. This opens into a generous fitted utility room with a door to the side aspect. The remaining area is adaptable to the purchaser's requirements, with space for a good-sized dining table and family seating area, and

benefits from double doors connecting to the sitting room.

Stairs rise from the reception hall to a generous first-floor landing with useful storage, leading to a spacious principal bedroom with fitted storage, and three further well-proportioned bedrooms, two of which also feature fitted storage. The bedrooms are served by a modern, fully tiled family bathroom and a separate family shower room.





## Outside

Set behind a level lawn and low mature hedging on a quiet no-through road, the property enjoys excellent kerb appeal. It is approached via a block-paved driveway and forecourt, providing private parking and access to the integral double garage. The well-maintained, south-facing rear garden is a verdant sun trap, laid mainly to level lawn and bordered by well-stocked flower and shrub beds. It features an octagonal timber summer house with French doors opening onto a paved terrace at the far end of the garden, as well as a second paved terrace adjoining a dining area accessible from the sitting room. The whole is ideal for entertaining and al fresco dining, attractively screened by mature topiary and trees.

## Location

Green Close is located north of Chelmsford city centre and is tucked away in a private residential turning. Its locality is conveniently situated for Chelmsford's city centre being within striking distance via the locally known "Bunny Walks". Chelmsford offers comprehensive amenities, providing a selection of independent and high street stores including John Lewis, two shopping centres, six retail parks, a cinema, theatres, numerous cafés, bars and restaurants and excellent sporting facilities including gyms, an ice and leisure centre, sports clubs, walking and cycling on the Chelmer Valley Nature Trail and local golf courses. Ideal for the commuter, the A12 gives excellent access to the motorway network via the M11 and M25. Chelmsford mainline railway station (1.4 miles) offers excellent rail links to London's Liverpool Street with an average journey time of 38 minutes. Local primary, secondary and grammar schools are all within walking distance of the property.



## Distances

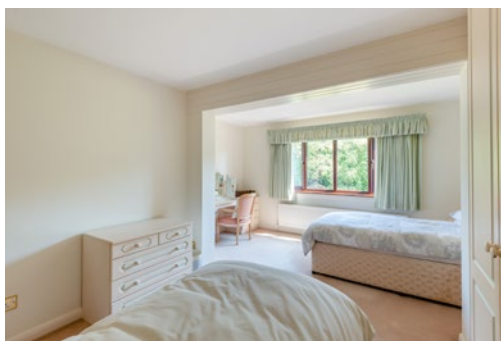
- Chelmsford High Street 1.1 miles
- Chelmsford Station 1.4 miles
- A12 (Jct 19) 2.2 miles
- London Stansted Airport 17.6 miles
- Central London 44.8 miles

## Nearby Stations

- Chelmsford

## Nearby Schools

- Perryfields Primary School
- Tyrrells Primary School
- King Edward VI Grammar School
- Chelmsford County High School for Girls
- The Beaulieu Park School
- St Anne's Prep
- St Cedd's
- New Hall School





## Floorplans

Main House internal area 1,729 sq ft (161 sq m)

Garage internal area 367 sq ft (34 sq m)

Summer House internal area 61 sq ft (6 sq m)

Total internal area 2,157 sq ft (201 sq m)

For identification purposes only.

## Directions

CM1 7SL

**what3words:** ///tamed.drip.clots - brings you to the driveway

## General

**Local Authority:** Chelmsford City Council

**Services:** All mains services connected. Gas-fired central heating.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band F

**EPC Rating:** D

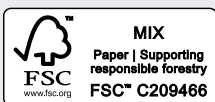
## Chelmsford

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