



16 Rainsford Avenue
Chelmsford, Essex

A handsome and elegant family home with five bedrooms, in a sought-after residential setting

A highly attractive detached family home with splendid original features and elegant styling, set in a highly desirable position on a quiet residential street, just half a mile from Chelmsford city centre, within easy reach of the local transport connections yet with open green space just moments away.



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



GARAGE



GARDEN



FREEHOLD



CITY



2,484 SQ FT



**GUIDE PRICE
£1,300,000**



The property

16 Rainsford Avenue is a beautifully appointed detached house with five bedrooms, which has been extended to create light, spacious living accommodation featuring elegant styling and bespoke modern fittings throughout.

The reception hall provides a welcoming entrance, with its chandelier light fitting and wooden flooring which runs throughout the ground level. There are three distinct living and entertaining areas accessed via the reception hall, including the formal drawing room at the front, which has a bay window and an attractive cast-iron fireplace with tiled and wooden surround. The 20ft sitting room provides further space in which to relax as a family, with its skylights and similarly impressive cast-iron fireplace, while an open squared archway connects to the open-plan dining area and kitchen at the rear. The dining area has west-facing bi-folds across the back wall of the house, creating a connection to the garden, while the kitchen is fitted with sleek units in cream, a breakfast bar and integrated appliances by Miele, including dual ovens, a

microwave and an induction hob with a recessed extractor fan. The utility room offers further useful space for home storage and appliances.

Upstairs there are four well-presented double bedrooms, including the principal bedroom, which has a Juliet balcony overlooking the rear garden, plus a dressing room and an en suite shower room with a steam shower. The family bathroom is also on the first floor, with its freestanding contemporary bathtub and walk-in shower. On the second floor there is a further generous double bedroom with eaves storage and an en suite shower room, which has a rainfall shower head.



Outside

At the front of the property, the paved garden and driveway provide plenty of space for parking, as well as access to the garage at the side for home storage. The garden at the rear is west-facing and welcomes plenty of sunlight throughout the afternoons and into the summer evenings. It includes a patio area across the back of the house which is ideal for al fresco dining and connects to the inside dining area via those wide bi-fold doors, making a superb inside-outside entertaining space. Beyond the patio there is a well-maintained area of lawn with well-stocked border beds, filled with various shrubs and hedgerows. A further area of garden lies beyond a line of hedgerow, with a secondary lawn and a timber-framed storage shed. The property benefits from direct access through a rear gate onto Admirals park.

Location

The property is located half a mile from Chelmsford city centre, with very easy access to the city's extensive amenities. Chelmsford has a vibrant and bustling centre, with plenty of historic architecture. There are excellent shopping options, with the High Chelmer Shopping Centre and Meadows Shopping Centre, along with the pedestrianized 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 just three quarters of a mile away (40 minutes to London Liverpool Street), and the A12 within four miles.



Distances

- Chelmsford city centre 0.5 miles
- Billericay 9 miles
- Brentwood 11 miles
- Colchester 25 miles
-

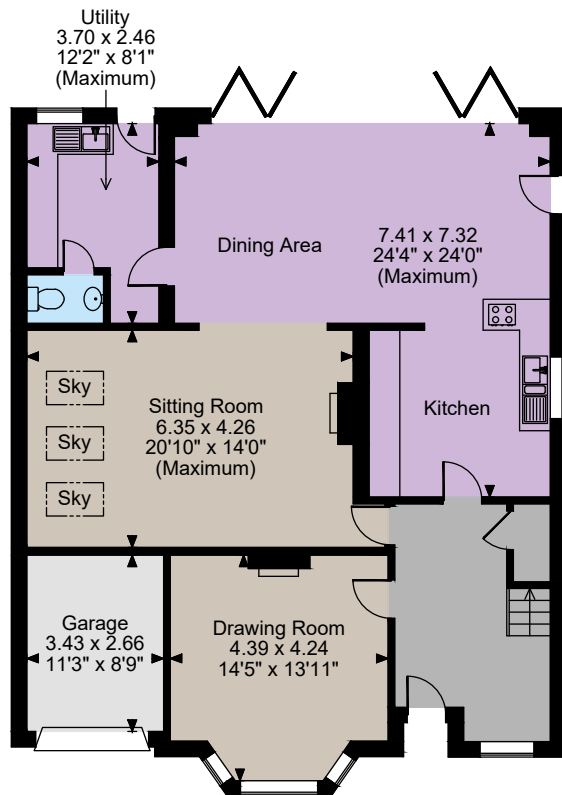
Nearby Stations

- Chelmsford
- Shenfield - Elizabeth Line

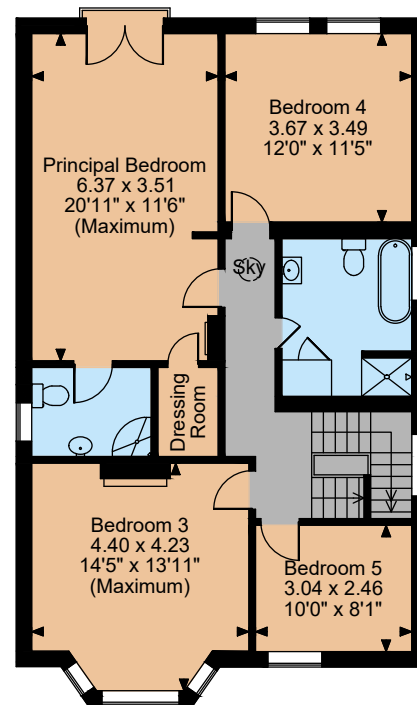
Nearby Schools

- King Edward VI Grammar School
- Chelmsford County High School for Girls
- St Anne's Prep
- St Cedd's
- Widford Lodge Prep
- Octavia House
- New Hall

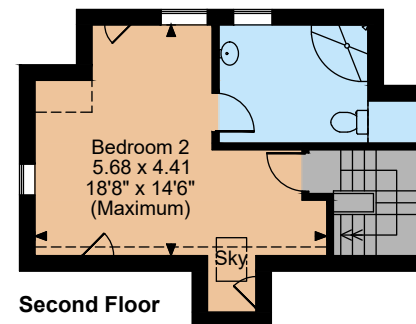




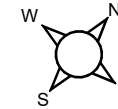
Ground Floor



First Floor



Second Floor



Floorplans

Main House internal area 2,484 sq ft (231 sq m)

Garage internal area 98 sq ft (9 sq m)

Total internal area 2,582 sq ft (240 sq m)

For identification purposes only.

Directions

CM1 2PJ

what3words: ///weep.intro.intervals - brings you to the driveway

General

Local Authority: Chelmsford City Council

Services: All mains services connected.

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

Council Tax: Band F

EPC Rating: D

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

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8667576/TML

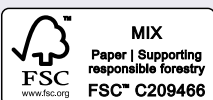
IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken October 2025. Particulars prepared October 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Chelmsford

Coval Hall, Rainsford Road, Chelmsford CM1 2QF

01245 254600

chelmsford@struttandparker.com
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

