



52 Roxwell Road, Chelmsford, Essex

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# 52 Roxwell Road Chelmsford, Essex, CM1 2NB

A fine example of an extremely well presented and extended 5 bedroom 1930's family home

Chelmsford city centre 1 mile, Chelmsford mainline station 0.9 miles (36 minutes to London Liverpool Street), A12 (Jct 18) 4 miles, M25 (Jct 28) 13.6 miles, King Edward Grammar School 0.8 miles, The Girls High School 1 mile

Reception hall | Living room | Dining room  
Kitchen/breakfast/snug room | Cloakroom  
Principal bedroom with en suite & dressing room  
4 further bedrooms | Family bathroom  
EPC Rating C

Driveway for several vehicles | Garden

## The property

Arranged over three floors this house offers over 2,200 square feet of versatile living accommodation.

The reception hall provides access to the original living room which in turn leads onto a dining room extension. A walk through from the dining area flows through to the snug and kitchen, passing a separate utility room to the rear. The kitchen/breakfast/snug room is the real hub of the home, a spacious breakfast bar and ample worktop space is on offer and is ideal for food preparation and entertaining. A range of built in electrical appliances cater for all the families' cooking needs. Bi-folding doors from the snug and dining room offer access to the rear garden.

The first floor comprises an impressive principal bedroom which incorporates a dressing room and en-suite shower room. Three further bedrooms occupy this floor and all have use of

the family bathroom. Bedroom five is currently being used as a study. A second staircase provides access to the second floor with another bedroom.

## Outside

Parking to the front of the property is available and will easily accommodate several vehicles. Box hedging to the front aspect offers a good degree of privacy. To the rear and side of the property the garden with paved patio and a raised decked area, with pagoda, is ideal for relaxing in the summer evenings. A tidy lawned area, with shrub borders and side pedestrian access are also available.

## Location

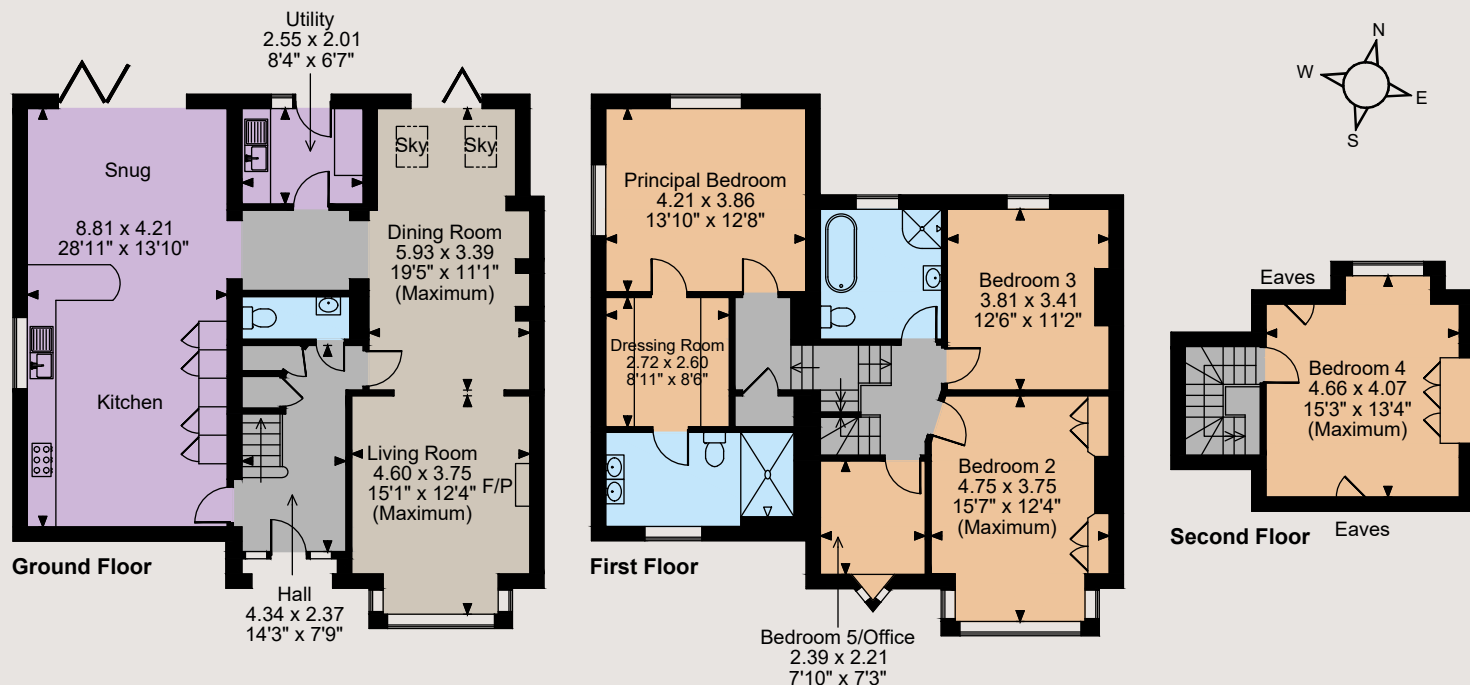
The property is located just one mile from Chelmsford city centre, with very easy access to the town's amenities. Chelmsford has a vibrant and bustling centre, with plenty of historic architecture. There are excellent shopping options, with the High Chelmer Shopping Centre and Meadows Shopping Centre, 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 under a mile away (36 minutes to London Liverpool Street), and the A12 within four miles.







Floorplans  
Internal area 2,240 sq ft (208 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8581101/RIB

## Directions

From Strutt & Parker's Chelmsford office, head along Rainsford Road and turn right onto Coval Lane. At the traffic lights, turn right onto Parkway and then position yourself in the centre lane as you approach the traffic lights. Keep left after the traffic lights and turn left onto Rainsford Road. After half a mile, you will find the property on the right hand side.

## General

**Local Authority:** Chelmsford City Council

**Services:** All mains services connected

**Council Tax:** Band E

**Tenure:** Freehold

**Guide Price:** £775,000

## Chelmsford

Coval Hall, Rainsford Road, Chelmsford CM1 2QF

**01245 254600**

chelmsford@struttandparker.com

struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

[f /struttandparker](https://facebook.com/struttandparker)

Over 45 offices across England and Scotland,  
including Prime Central London



For the finer things in property.



**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 March 2024. Particulars prepared March 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited