



Tintagel


43 Roxwell Road, Chelmsford, Essex





BNP PARIBAS GROUP


A detached four bedroom period property in a highly sought-after location at the edge of the city


A handsome double-fronted family home featuring high ceilings and neutral décor throughout and a wealth of parquet flooring across the ground floor, creating an elegant, practical and cohesive living and entertaining environment. Located on the fringes of the city centre, close to local amenities, transport links and station.


**4 RECEPTION ROOMS**


**4 BEDROOMS**


**2 BATHROOMS**


**DOUBLE GARAGE**

**GARDEN**

**FREEHOLD**

**EDGE OF CITY**

**2,139 SQ FT**

**GUIDE PRICE £995,000**

The property

Tintagel is a handsome double-fronted period property with exposed timbers and decorative brickwork façade, offering more than 2,100 sq ft of light-filled flexible accommodation arranged over two floors. Configured to provide an elegant, practical and cohesive living and entertaining space featuring high ceilings and neutral décor throughout and a wealth of parquet flooring across the ground floor, the accommodation flows from a welcoming entrance hall with feature exposed brick walls, useful storage and a cloakroom. It comprises a generous sitting room with exposed ceiling beams, a large ingle and a feature exposed brick open fireplace, opening into a rear aspect dining room, numerous sky lanterns and bi-fold doors to the rear terrace flooding the whole area with natural light. Adjacent is a spacious family room with a rear aspect bay window, a feature fireplace and a door to the rear terrace. The ground floor accommodation is completed by a spacious L-shaped, dual-aspect kitchen/breakfast room, fitted with a range of wall and base units, a breakfast bar, complementary work surfaces and splashbacks,

a Belfast sink, and modern integrated appliances. Additional features include a walk-in pantry, a door to the integral double garage, a breakfast area with space for a table, French doors opening onto the rear terrace, and a door leading to a well-proportioned rear-aspect study. Stairs rise from the entrance hall to the first floor which provides a principal bedroom with rear aspect bay window with French doors to a Juliet balcony overlooking the rear garden, fitted storage and an en suite shower room. Further are three additional bedrooms, all with fitted storage, and a modern family bathroom with bath, separate shower and separate WC. Set behind mature hedging and trees and having plenty of kerb appeal, the property is approached through five-bar gates over a gravelled driveway and forecourt providing private parking and giving access to the integral double garage. The manageable south-facing rear garden is laid mainly to lawn bordered by well-stocked flower and shrub beds and features a generous raised paved terrace, part-covered by a gazebo and ideal for entertaining and al fresco dining. The whole is screened by mature hedging.



Location

Chelmsford city centre offers a comprehensive selection of independent and high street stores, two shopping centres, six retail parks, numerous cafés, bars and restaurants, a theatre, cinemas and excellent sporting facilities including gyms, an ice centre, sports clubs and numerous local golf courses. An entrance to the walking/cycle route at the bottom of Beachs Drive takes you through Admirals Park and Central Park right into the high street. Ideal for the commuter, the property enjoys excellent communications links: buses link the city to major regional centres including the airport, the A12 East London to Lowestoft trunk road gives excellent links to major A roads and the motorway network via the M11 and M25, and Chelmsford station (1 mile) offers excellent rail links to London Liverpool Street (34 minutes). The area offers a good selection of state and independent schools.

Distances

- Chelmsford High Street 1.3 miles
- A12 (Jct 19) 4.7 miles
- M25 (Jct 28) 13.4 miles
- London Stansted Airport 16.5 miles
- M11 (Jct 8) 19.5 miles

Nearby Stations

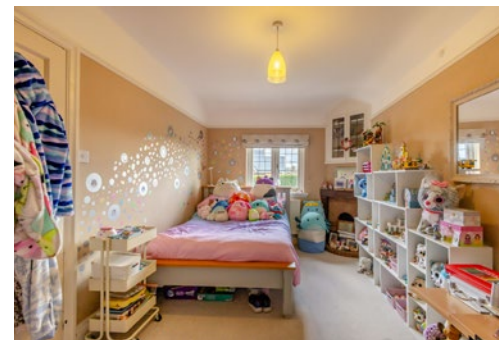
- Chelmsford
- Shenfield - Elizabeth Line

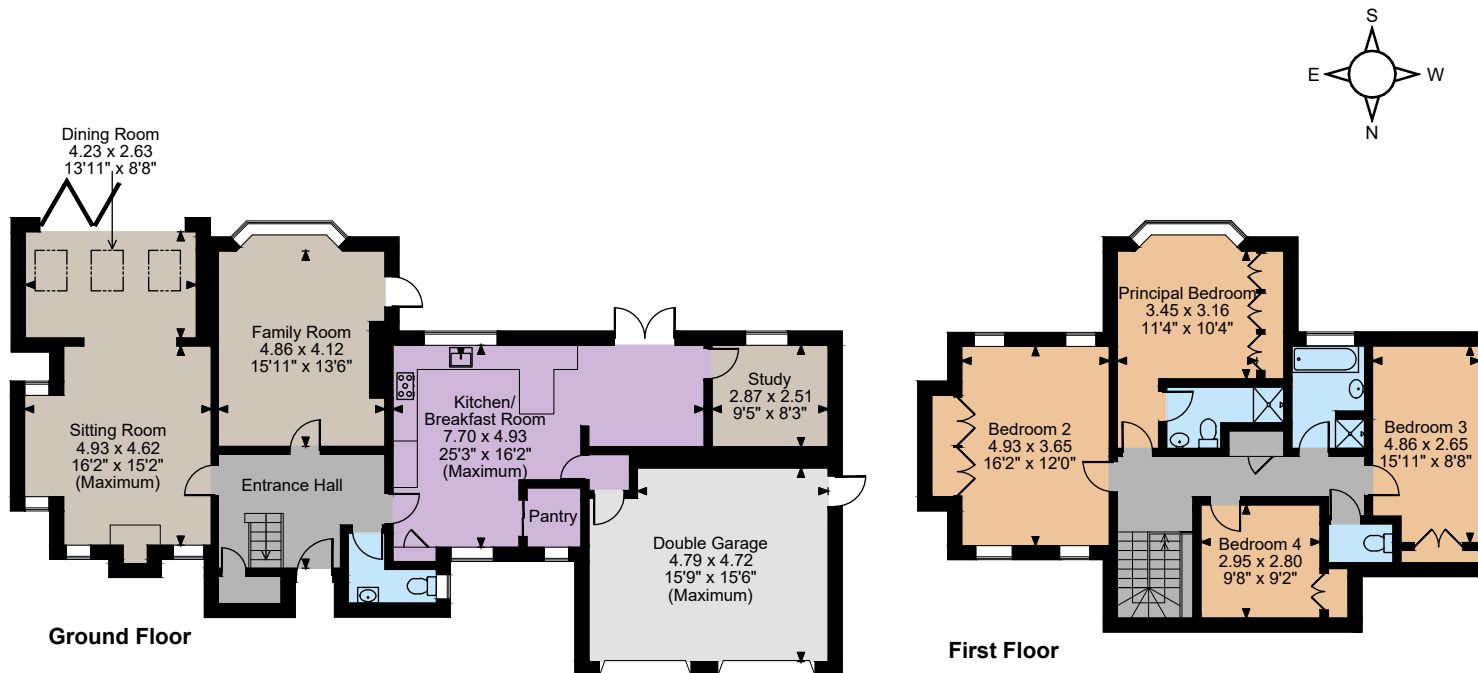
Key Locations

- Admirals Park
- Central Park
- Hylands House and Estate
- Chelmer Valley Nature Reserve

Nearby Schools

- King Edward VI Grammar School
- Chelmsford County High School for Girls
- New Hall
- St Cedd's
- Widford Lodge prep School





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

Main House internal area 2,139 sq ft (199 sq m)

Garage internal area 296 sq ft (27 sq m)

Total internal area 2,435 sq ft (226 sq m)

For identification purposes only.

Directions

CM1 2LY

what3words: ///games.skip.tiny - brings you to the driveway

General

Local Authority: Chelmsford City Council

Services: Mains gas, electricity, water and drainage.
Centrally heated.

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

Council Tax: Band G

EPC Rating: D

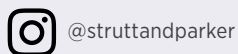
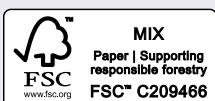
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