



84 Roxwell Road
Chelmsford

**STRUTT
& PARKER**

BNP PARIBAS GROUP



A modern contemporary detached family home in close proximity to Chelmsford City centre

Modern five bedroom detached residence located close to Chelmsford's City Centre. Completely refurbished throughout and extending to over 2,800 sq ft, to include five double bedrooms with four bathrooms, spacious ground floor accommodation, with ample gated driveway.



3 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



GARAGE



GARDEN



FREEHOLD



CITY



2829.2 SQ FT



**GUIDE PRICE
£1,250,000**

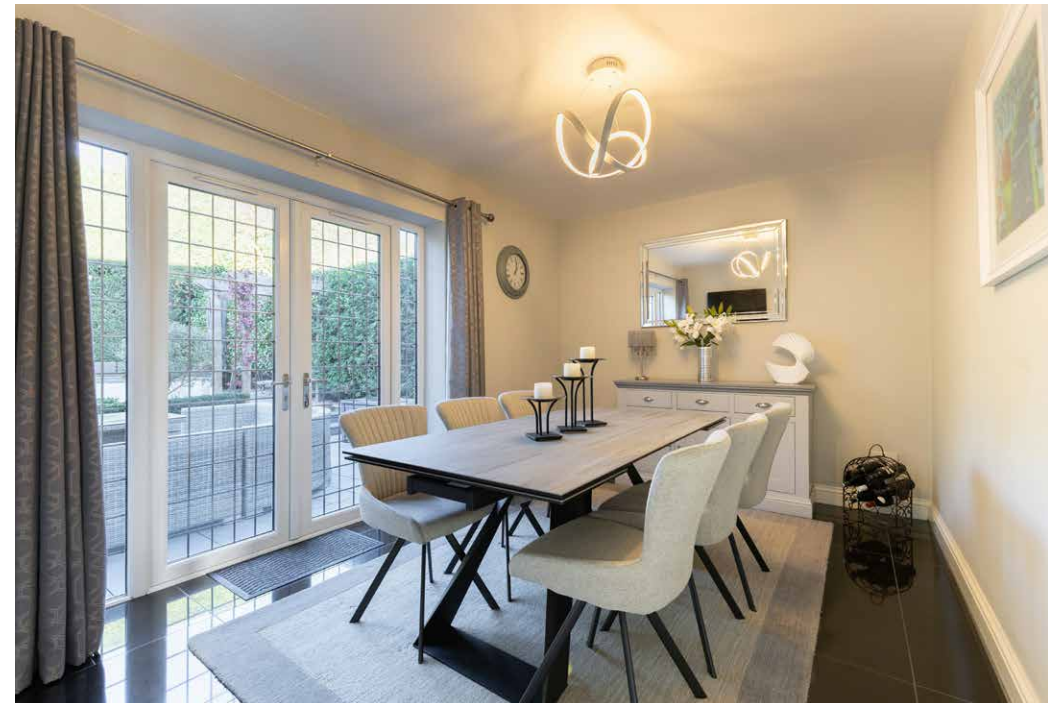


The property

A much improved detached family home, located to the West side of the City of Chelmsford under a mile from the mainline station. Fully refurbished throughout, the ground floor flows from room to room offering versatile family living accommodation. Of particular note is the extended kitchen/family room which provides a brilliant area for entertaining, rendered in a modern contemporary design, with high gloss units and granite work surfaces. Of particular note is the addition of the utility room giving a huge overflow from the kitchen entertaining area making this the perfect family home.

The first floor comprises five double bedrooms, three of them having en suite facilities, combined with four further bedrooms and a luxurious family bathroom.

The rear gardens have been beautifully landscaped over two tiers offering distinct areas for seating, entertaining and relaxing and double doors from both the kitchen and dining room making this a perfect flow for indoor and outdoor living. The garage to the side has been part converted to the utility but still there to be used for garaging should a buyer prefer.





Location

Rowell Road is located west of Chelmsford city centre. Its locality is conveniently situated for Chelmsford's city centre being within easy reach. Chelmsford's City Centre offers a broad range of commercial, entertainment and shopping amenities with its mainline railway station providing a regular service to London's Liverpool Street Station with an average journey time of 38 minutes. Local primary, secondary and grammar schools are all within striking distance of the property as are local shopping and transport facilities.



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

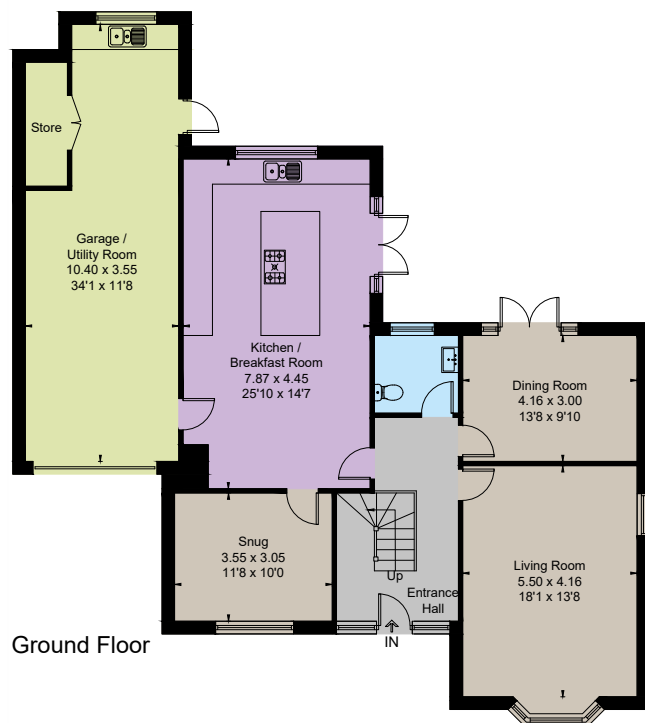
- Chelmsford
- Shenfield - Elizabeth Line

Nearby Schools

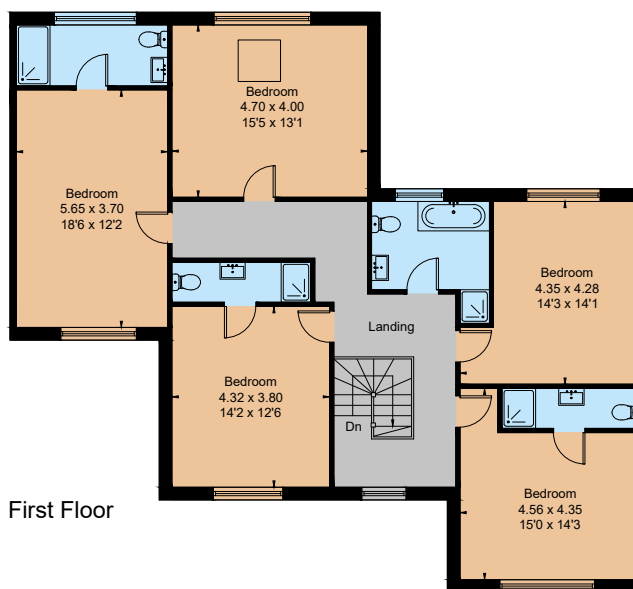
- King Edward VI Grammar School
- Chelmsford County High School for Girls
- New Hall
- St Cedd's
- Widford Lodge prep School



Approximate Floor Area = 262.8 sq m / 2829.2 sq ft



Ground Floor



First Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #100995

Floorplans

Main House internal area 2829.2 sq ft (262.8 sq m)
For identification purposes only.

Directions

CM1 2NE

what3words: ///rocks.reader.issues

General

Local Authority: Chelmsford City Council

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

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

Council Tax: G

EPC Rating: B

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Chelmsford

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