



55 Roxwell Road
Chelmsford, Essex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A handsome and extended family residence offering well-presented accommodation, located close to the City Centre

This impressive four-bedroom home features bright, well-proportioned living spaces in a popular Chelmsford setting. Combining traditional character with modern comfort, the property features three comfortable reception rooms and established rear gardens. The property is ideally situated within easy reach of local amenities and the city centre.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE



SOUTH FACING GARDEN



FREEHOLD



CITY



1,863 SQ FT



**GUIDE PRICE
£925,000**



The property

A character detached home providing almost 2,000 sq ft of flexible living space arranged over two light-filled floors. The property is characterized by its airy rooms and classic architectural details, such as the prominent front-facing bay windows and decorative exposed timber eaves.

The ground floor opens via a porch into a welcoming reception hall. To the front is a formal dining room, which benefits from a large bay window fitted with elegant shutters. The heart of the home is the expansive extended sitting room, measuring over 21ft, featuring a central fireplace and large sliding glass doors that frame views of the garden and open onto the terrace. The kitchen/breakfast room is fitted with an extensive range of light-coloured base and wall units, integrated appliances including a dishwasher, an oven and an induction hob, and space for a central breakfast table for informal dining. An adjacent garden room adjoins the kitchen and provides further views and access to the rear garden.

The stairs welcome plenty of sunlight through original decorative stained-glass windows, while on the first floor there are four well-appointed bedrooms. The principal bedroom overlooks the rear garden and includes built-in wardrobes and an en-suite shower room. The second bedroom is also en suite, while bedroom three stands out, repeating the ground floor's bay window to provide a bright and airy atmosphere with integrated storage. The remaining bedrooms are served by a family shower room and a separate first-floor WC.



Outside

The property has a tarmac driveway at the front, providing off-street parking for several vehicles and leading to an attached single garage at the side of the house. To the rear, there is an extensive and beautifully maintained south-facing garden, which would be ideally suited for a swimming pool and guest house. Directly accessible from the sitting room and garden room is a raised timber decking area, ideal for outdoor entertaining and alfresco dining. Steps lead down from the deck to a long, level lawn bordered by established hedgerows and mature shrubbery. The garden is enclosed by timber fencing and mature greenery, offering a high degree of privacy and a peaceful outdoor retreat.

Location

Roxwell Road is located west of Chelmsford city centre. Chelmsford city centre offers a comprehensive selection of independent and high street stores, numerous cafés, bars and restaurants. Ideal for the commuter, the property enjoys excellent communications links: buses link the city to major regional centres including the airport, the A12 with access to London and North to Colchester. Roads and the motorway network are available via the M11 and M25, and Chelmsford station (1.5 miles) offers excellent rail links to London Liverpool Street (34 minutes). Both King Edwards Grammar school and The Girls High School are located on the nearby Broomfield Road. A good selection of private and independent schools are also within the Chelmsford area.



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
- Central London 39.5 miles

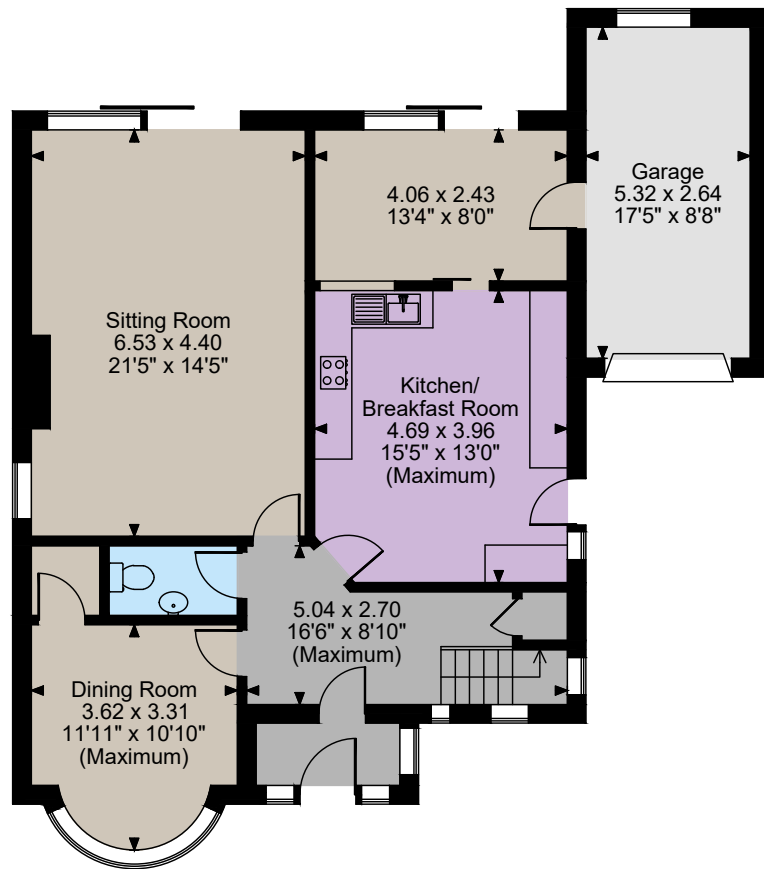
Nearby Stations

- Chelmsford
- Shenfield - Elizabeth Line

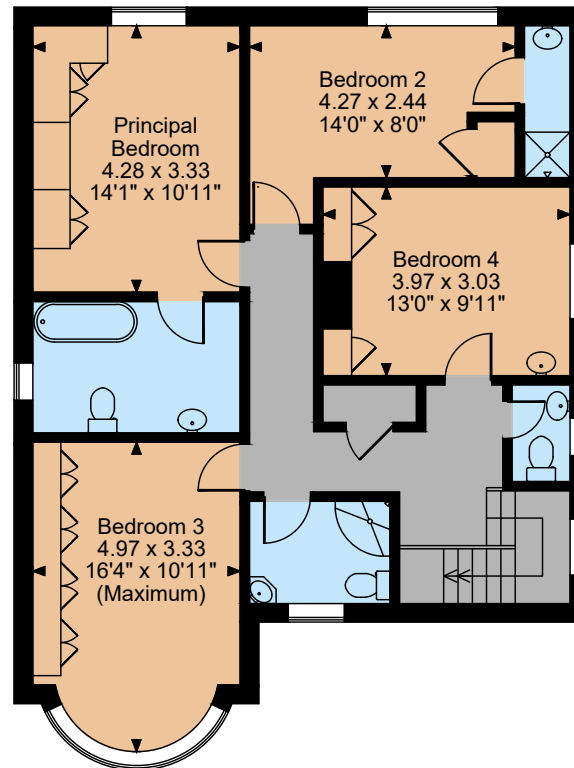
Nearby Schools

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

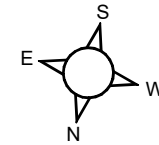




Ground Floor



First Floor



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

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Floorplans

Main House internal area 1,863 sq ft (173 sq m)

Garage internal area 151 sq ft (14 sq m)

Total internal area 2,014 sq ft (187 sq m)

For identification purposes only.

Directions

CM1 2LY

what3words: ///yards.loved.bond - brings you to the driveway

General

Local Authority: Chelmsford City Council

Services: All main 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

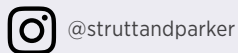
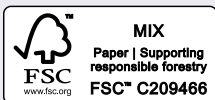
Chelmsford

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