



27 Roxwell Road, Chelmsford, Essex

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

27 Roxwell Road Chelmsford, Essex, CM1 2LY

A spacious family home with heated swimming pool in close proximity to Chelmsford City Centre

Chelmsford city centre 1 mile, Chelmsford mainline station 0.9 miles (36 minutes to London Liverpool Street), A12 (Jct 18) 4.0 miles, M25 (Jct 28) 13.6 miles, King Edwards Grammar School 0.8 miles, The Girls High School 1 mile

Reception hall | Living room | Dining room
Kitchen/breakfast room | Cloakroom with shower | Principal bedroom with en suite
5 further bedrooms, 1 with en suite bathroom
Shower room | Garage | Heated swimming pool
EPC Rating D

About 0.33 acres

The property

27 Roxwell Road is a spacious family home that offers a range of light-filled and adaptable accommodation across two airy floors, with a large established private garden with heated swimming pool and excellent potential for further renovations.

The ground floor is entered via an entrance porch which then leads to a welcoming and spacious reception hall. A staircase offers access to the first floor and a ground floor cloakroom/shower room is available. The 23'2 ft. kitchen/breakfast room comprises a range of neutral cabinetry and work surfaces with integrated appliances. An internal hallway provides access to a good size dining room offering views over the rear garden. The living room is generous in size and enjoys natural light from both front and rear aspects. Access from the living room leads to an additional reception room, ground floor bedroom with en-suite bathroom.

The first-floor stairway and large landing/office space splits to either wing of the first floor. The principal bedroom, with en suite bathroom and dressing room, enjoys wonderful elevated views over the rear gardens,. A further three bedrooms are arranged on the first floor, along with a modern tiled shower room.

Outside

To the front of the property a variety of neat hardy shrubs to the borders and a carriage driveway provides off road parking for a number of vehicles as does the single garage. The plot measures just over one third of an acre, with an established garden to the rear. A sun terrace lies adjacent to the rear of the house with steps leading to the lawned garden. A range of mature tree and shrubs sit within the boundary as does a heated swimming pool. We understand the pool is heated via an electrical system.

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 three quarters of a mile away (36 minutes to London Liverpool Street), and the A12 within four miles.



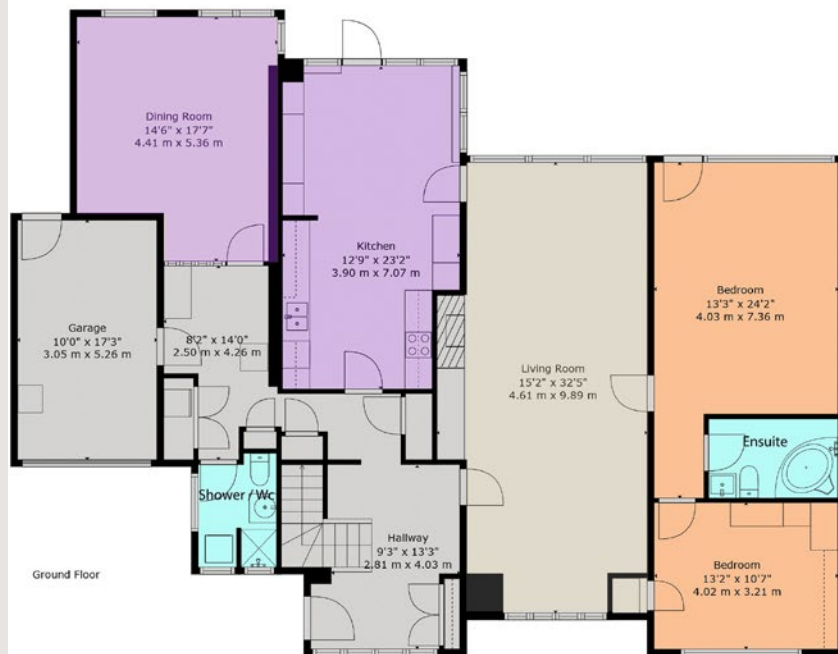


Floorplans

House internal area 2,895 sq ft (269 sq m)

Garage area 173 sq ft (16 sq m)

For identification purposes only.



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 left hand side.

General

Local Authority: Chelmsford City Council: 01245 606606

Services: All mains services connected.

Council Tax: G

Tenure: Freehold

Guide Price: £950,000

Chelmsford

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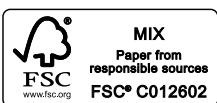
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