

Sydney Place,  
Beaulieu Park



Strutt  
& Parker

Land and property. Since 1885.

A handsome modern home with five bedrooms and attractive styling, set on a peaceful cul-de-sac in one of Chelmsford's most popular residential developments.

**The property**

A beautifully presented modern detached family home, featuring traditionally styled red brick elevations with timber cladding, while internally offering elegant contemporary décor and fittings throughout.

The ground floor has two formal reception rooms at the front, both of which have wooden flooring, handsome fireplaces and dual aspects with shuttered windows, welcoming plenty of natural light. At the rear, the open-plan kitchen and dining room provides relaxed everyday living and entertaining space, and includes a sleek, contemporary fitted kitchen with plenty of storage, a central island with a breakfast bar and integrated appliances, including a double oven and an induction hob with an extractor above. There is also space for a family dining table, while French doors open directly to the rear gardens.

On the first floor there are three well-appointed double bedrooms, all of which are en suite. They include the luxury principal bedroom with its dressing area and en suite bathroom with a freestanding bathtub, dual washbasins and a walk-in shower. Stairs continue to the second floor, which offers an additional two double bedrooms with built-in storage, plus a family shower room with a walk-in shower.

**Outside**

Wrought iron fencing surrounds the house to the front, while at the side there is a driveway with parking space for several vehicles, as well as a detached double garage. The gardens to the rear are west-facing, welcoming sunlight throughout the afternoons, and include a patio across the back of the house for al fresco dining, with a lawn beyond, several trees and border beds with various shrubs and flowering perennials.



**Location**

The property is located adjacent to New Hall school parkland and within 0.6 miles walking distance of Beaulieu Park mainline station and just over two miles from Chelmsford city centre, in the popular Beaulieu Park development in the northern suburb of Springfield. Beaulieu Square is close by, offering a range of everyday amenities including cafés, shops and services, creating a convenient and welcoming community hub for residents. There are various amenities in the local area, while Chelmsford has a vibrant and bustling centre, with plenty of historic architecture and excellent shopping options, with the High Chelmer Shopping Centre and Meadows Shopping Centre, along with the pedestrianised 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 new Beaulieu Park mainline station (40 minutes direct link to London Liverpool Street), and the A12 within two miles.

Postcode region: CM1

**General**

Local Authority: Chelmsford City Council  
Services: All mains services connected.  
Council Tax: Band H  
EPC Rating: C  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,727 sq ft (253 sq m)

2 reception rooms

5 bedrooms

4 bathrooms

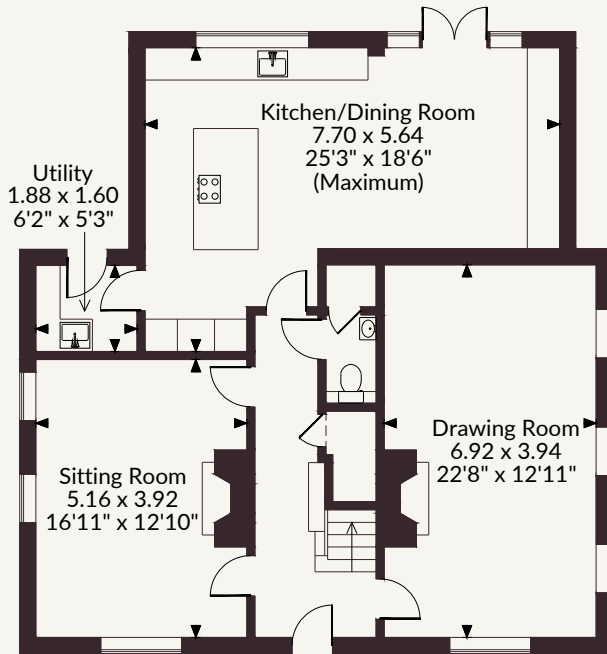
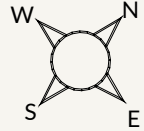
Garage

Landscaped gardens

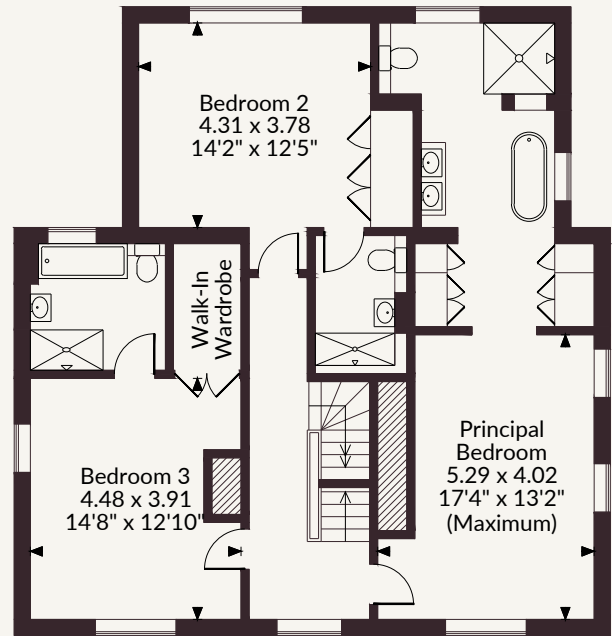
Freehold

Guide price £1,325,000

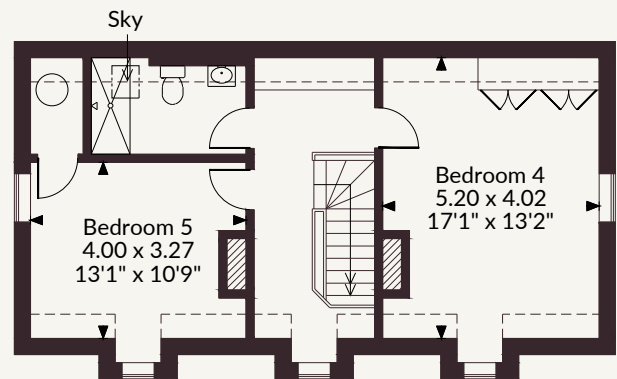
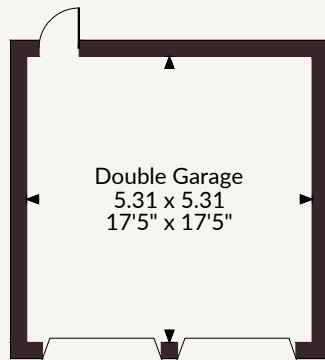
Sidney Place, Chelmsford, Garden  
 Main House internal area 2,727 sq ft (253 sq m)  
 Double Garage internal area 304 sq ft (28 sq m)  
 Total internal area 3,031 sq ft (281 sq m)



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

☐☐☐ Denotes restricted head height

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## Strutt & Parker Chelmsford

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