



102 Wood Street, Chelmsford, Essex

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102 Wood Street Chelmsford, Essex, CM2 8BL

A unique detached home in a sought-after location backing onto Chelmsford Golf Course

Chelmsford city centre 1.7 miles, A12 (Jct 16) 2.1 miles, Chelmsford mainline station 1.7 miles (38 minutes to London Liverpool Street), Chelmsford Grammar Schools 2 miles, M25 (Jct 28) 12.6 miles, Stansted Airport 21 miles

Drawing room | Sitting room | Kitchen/breakfast room | Utility | Cloakroom | Loft with 2 velux windows

Principal bedroom with dressing room & en suite bathroom | 1 Further bedroom with dressing room & en suite shower room | Bedroom 3/ study | EPC Rating D

Double garage | Garden

The property

102 Wood Street is an impressive detached family home, set in a sought-after position within easy reach of Chelmsford city centre, and backing onto the wide open green spaces of Chelmsford Golf Club. The property features up to three bedrooms and elegant, understated accommodation with plenty of natural light throughout.

The main everyday living and entertaining space is upstairs and takes advantage of a sunny south-facing aspect and views across the golf course. There are two well-proportioned reception rooms in the drawing room and sitting room. The drawing room has full-height windows and a Juliet balcony, while the sitting room has a stunning full-height panoramic window, with both rooms enjoying far-reaching views. Adjoining the drawing room is the well-

equipped kitchen, which has stylish modern units in white, as well as integrated appliances and a walk-in pantry.

There is one bedroom on the first floor, which could be used as a home study, while the ground floor provides a further two generous double bedrooms. Both bedrooms have their own dressing areas with built-in wardrobes, while the principal bedroom has an en suite bathroom and the second bedroom, an en suite shower room. Also on the ground floor is the useful utility room, for further home storage and appliances.

Outside

At the front of the property there is a paved driveway with parking for several vehicles and access to the detached double garage. There is an area of low-maintenance artificial turf lawn to the side, while at the rear there is a patio which is ideal for al fresco dining. The gardens are bordered by well-stocked beds and established hedgerows.

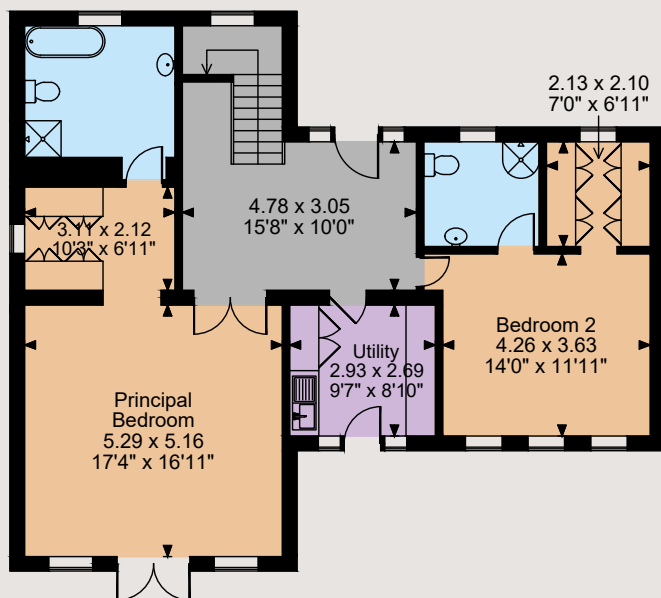
Location

The property is located just over a mile and a half from Chelmsford city centre, in the Moulsham suburb to the south. 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 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 A12 just two miles away, and easy access to Chelmsford city centre, with its mainline station (38 minutes to London Liverpool Street).

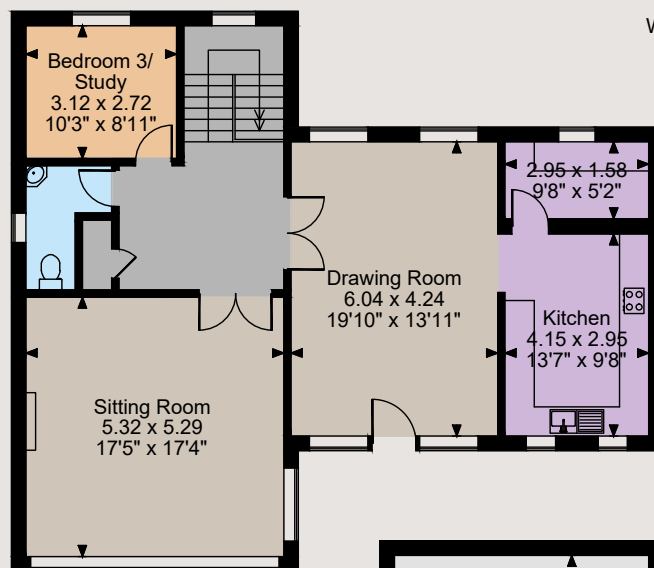




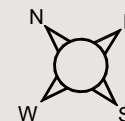
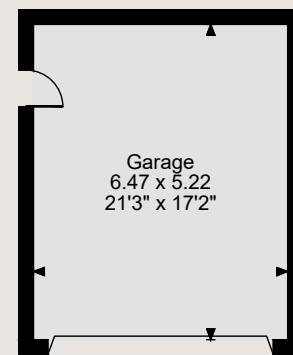
Floorplans
Main House internal area 2,182 sq ft (203 sq m)
Garage internal area 364 sq ft (34 sq m)
Total internal area 2,546 sq ft (236 sq m)
For identification purposes only.



Ground Floor



First Floor



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

From Chelmsford city centre, take the B1007/ New London Road away from the centre and at the Miami Roundabout, take the second exit onto Wood Street. You will find the property on your right after 0.4 miles.

General

Local Authority: Chelmsford
Services: All mains services connected.
Council Tax: G
Tenure: Freehold
Guide Price: £1,000,000

Chelmsford

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