



LULWORTH

WESTFIELD AVENUE, CHELMSFORD



LULWORTH

WESTFIELD AVENUE, CHELMSFORD

A stunning 5 bedroom detached 1930s house on a sought after no-through road, within half a mile of Chelmsford station.

- Reception hall
- Sitting room
- Family room
- Study
- Open plan 420 sq ft Kitchen/family room
- 5 bedrooms (2 en suite)
- Family bathroom & separate WC
- Utility room
- Ground floor cloakroom
- Beautifully established garden
- Integral garage

Chelmsford City Centre 0.7 miles
(Liverpool Street from 34 minutes)

A12 (Junction 18 Sandon) 4 miles

M25 (Junction 28) 14 miles

Stansted Airport 18 miles

Central London 41 miles.





Lulworth, which was built in 1939, is situated in a sought-after position on Westfield Avenue and is half a mile from Chelmsford station. Chelmsford, awarded city status in 2012, offers a wide variety of facilities, a bustling shopping centre, excellent private and state schools and superb transport links, including a station on the main line into London Liverpool Street and access onto the A12. The house is also within easy reach of three renowned state schools: St. John Payne School, Chelmsford County High School for Girls and the King Edward VI Grammar School for Boys and is only 4 miles from New Hall, which is a private co-educational school and one of the finest Catholic schools in the UK.

The house occupies a good-sized plot and is set well back from the road behind a red brick wall and hedge. The building has part-rendered/part-tile hung elevations and double-glazed Crittall windows under a red-tiled roof. A resin bonded gravelled drive sweeps up to the house towards the integral garage to the left of the house and there is plenty of additional driveway parking in front of the garage.

The well-proportioned rooms have a comfortable feel, with high ceilings, beautiful decor and a wealth of original features. The ground floor includes a wide entrance hall with an original dog-leg staircase leading up to the first floor. There are two principal reception rooms; a family room, with working fireplace, solid oak flooring and shutters to the Crittall windows, and a large sitting room also with an open fireplace, solid oak floor and shutters to the full width Crittall windows. An impressive contemporary kitchen/dining room with underfloor heating lies off the hallway, and runs across the back of the house, offering a large open plan family space, with access straight out into the garden from two sets of bi-fold doors. Off the dining area is a large study, which would also make an excellent play room or snug.

A separate utility room, cloakroom and integral garaging complete the ground floor accommodation while the first floor includes a large landing with a stunning stained glass window, a master bedroom suite, four other bedrooms (one of which is also en suite), a family bathroom and a separate w.c.

The plot is well established and secluded, with mature trees and shrubs surrounding it on both sides and a number of deep herbaceous borders planted along the boundaries. A paved terrace running across the back and to the side of the house leads onto a well-designed rear garden ideal for entertaining and beyond the lawn is a large terrace beneath a pergola, positioned to make the most of the afternoon and evening sun.

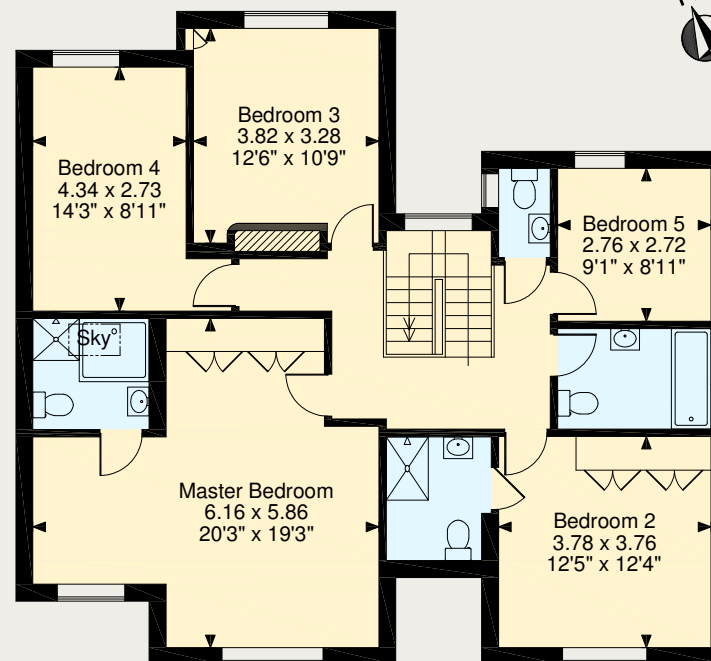
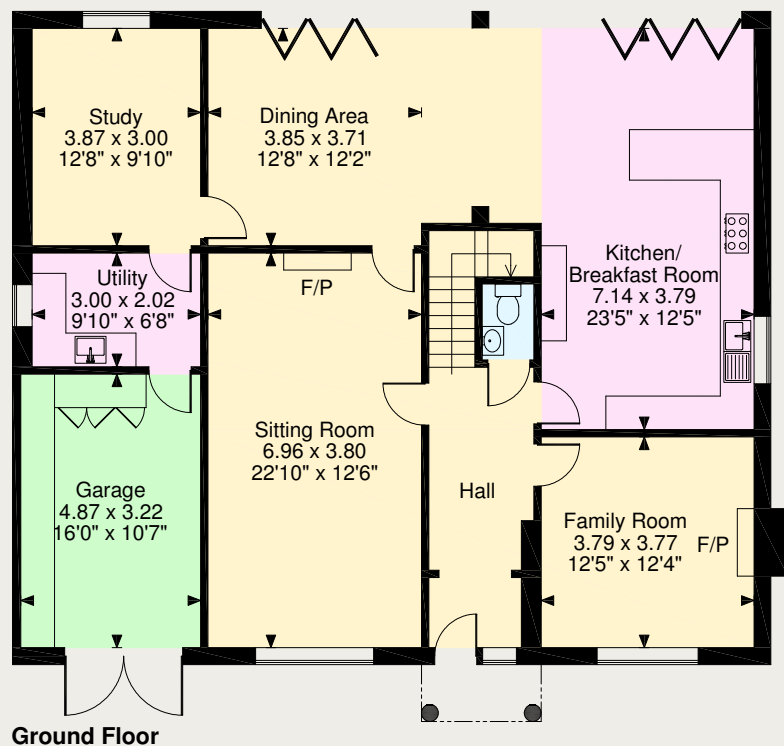
FLOORPLANS

Main House gross internal area = 2,518 sq ft / 234 sq m

Garage gross internal area = 168 sq ft / 16 sq m

Total gross internal area = 2,686 sq ft / 250 sq m

For identification purpose only. Not to scale.



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8338141/RIB

GENERAL INFORMATION

SERVICES Mains water, gas, electricity and drainage

POSTCODE CM1 1SF

VIEWING Strictly by prior appointment with the sole agents Savills.

DIRECTIONS (FROM CHELMSFORD)

From Chelmsford city centre proceed north out of Chelmsford on the B1008 Broomfield Road. After approximately 200 yards turn left at the traffic lights onto Westfield Avenue and the house is the fifth house on the right-hand side.



SAVILLS CHELMSFORD

chelmsford@savills.com

01245 293233

savills.co.uk

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 180508PH

