



# AVONDALE

706 GALLEYWOOD ROAD, CHELMSFORD, ESSEX

savills

# AVONDALE

706 GALLEYWOOD ROAD, CHELMSFORD, ESSEX

## A 5 bedroom family house with breathtaking views over the Wid Valley close to Chelmsford city

- Master bedroom suite with en suite dressing room and bathroom
- 4 further bedrooms
- Family bathroom
- Cloakroom
- 2 reception rooms
- Kitchen/breakfast room
- Integral garden room
- Utility room
- Integral double garage
- 105 ft west-facing rear garden

ABOUT 0.24 ACRES

Chelmsford station: 2.6 miles (Liverpool Street from 34 minutes),  
A12 (junction 16): 1.3 miles, M25 (junction 28): 13 miles, Stansted  
Airport: 23 miles.





## SITUATION

Avondale is situated on Galleywood Road, which lies approximately 2.6 miles south of the city of Chelmsford and a mile from Galleywood Common. The A12 is within 1.5 miles and provides access to the M25 (junction 28) and A130 to the east. Chelmsford was awarded city status in 2012 and 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 Liverpool Street and access onto the A12. Galleywood Common, close by, is an area of approximately 175 acres of woodland and open common which borders the River Wid, was once famous for its racecourse (which was one of the oldest in England) and has subsequently been declared a local nature reserve. Galleywood has three primary schools, a parade of shops, a village hall, a library, several pubs and St Michael and All Angels Church on Galleywood Common, which has a thriving congregation.

## DESCRIPTION

The property was constructed in 1967 and was the subject of a two-storey extension in 1989, providing for a large master bedroom suite with en suite dressing room and bathroom and on the ground floor a utility room and garden store. The property occupies an elevated site of 0.24 acres and enjoys wonderful views to the rear over the Wid Valley and beyond towards Hylands Park.

## SCHOOLING

The house is within easy reach of the renowned Great Baddow High School and sports college and within 3 miles of King Edward VI Grammar School and Chelmsford County High School for Girls, and only 6 miles from New Hall School, which is a private co-educational school and one of the finest Catholic schools in the UK.

## ACCOMMODATION AND GARDENS

The accommodation has been designed so that the principal reception rooms and bedrooms overlook the property's grounds and enjoy the views beyond. A patio has been built across the back of the house to provide a lovely space for al fresco dining. The gardens slope gently away from the house, are predominately lawned with established deep borders providing all year colour and interest.

At the front a substantial block-paved drive provides off-road parking for several vehicles and access to the integral double garage.



# FLOORPLANS

Main House gross internal area = 2,022 sq ft / 188 sq m

Garage gross internal area = 346 sq ft / 32 sq m

Garden Room gross internal area = 70 sq ft / 7 sq m

Total gross internal area = 2,438 sq ft / 227 sq m

For identification purpose only. Not to scale.



## GENERAL INFORMATION

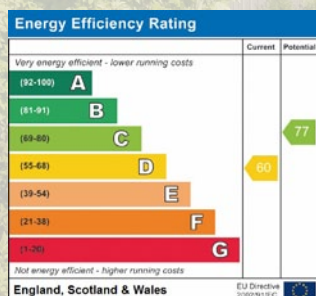
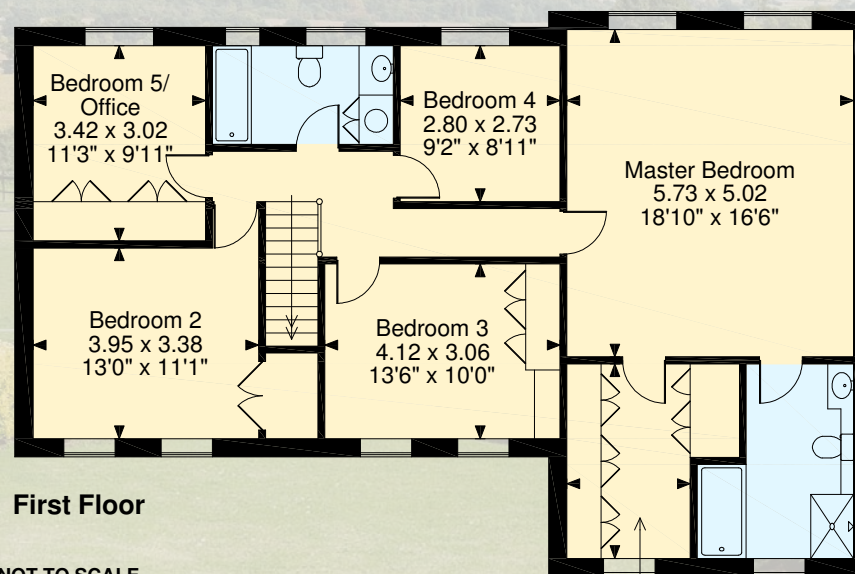
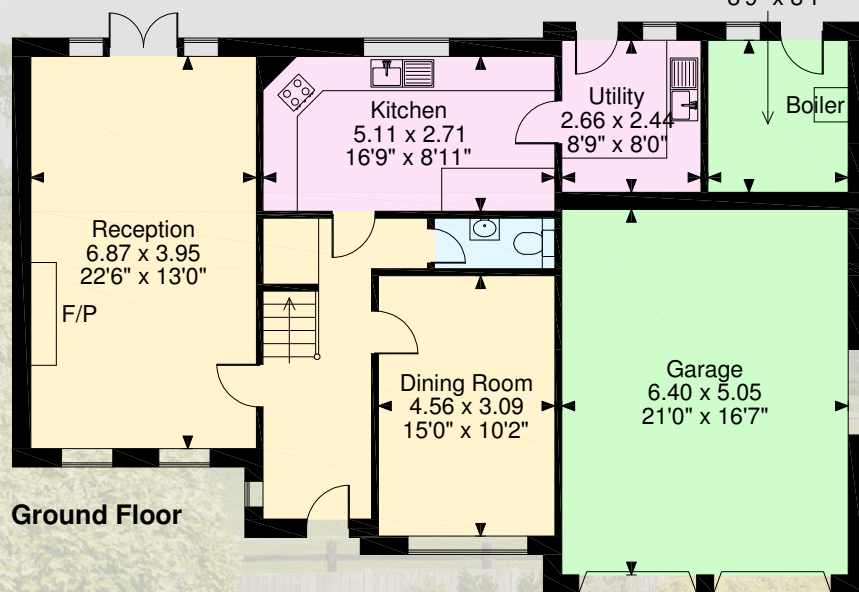
**SERVICES** Mains water, gas and electricity.

**POSTCODE** CM2 8BY

**VIEWING** Strictly by prior appointment with the sole agents Savills.

## DIRECTIONS

From the Miami roundabout proceed on the B1007 towards Galleywood. At the top of the road (at the mini-roundabout) turn right onto Galleywood Road. Continue for just under a mile and the house will be found on your right-hand side.



**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/8358594/AGI

**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. 180831LC



**savills**