



80

CHIGNAL ROAD

CHELMSFORD

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**A stunning 5 bedroom detached
1930s house within a mile
and a half walking distance of
Chelmsford station.**

- A substantial detached house set back from the road
- Large established plot
- Refurbished from top to bottom in 2016
- Excellent specification
- 3 reception rooms
- 5 bedrooms
- 4 bathrooms
- Open plan kitchen/ dining room with bi-folding doors
- Utility room & ground floor cloakroom
- Integral garage and driveway parking

In all about 0.19 Acres

Chelmsford station: 2 miles (Liverpool Street from 34 minutes)

A12 (Junction 15): 5 miles

M25 (Junction 28): 14.5 miles

Stansted Airport: 17 miles

Central London: 42 miles.





80 Chignal Road, which is believed to date back to 1939, sits on Chignal Road, a mile and a half walking distance 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 mature hedge. The building has part-rendered/part-brick elevations and double-glazed windows under a red-tiled roof. A gravelled drive sweeps up to the house towards the integral garage to the right of the house and there is plenty of additional driveway parking in front.

The well-proportioned rooms have a comfortable feel, with high ceilings and contemporary décor. The ground floor includes a wide entrance hall with a dog-leg staircase leading up to the first floor. The principal reception room - a large sitting room - has an attractive open fireplace and New England-style shutters to the deep bay window and it leads on to the adjacent study/snug which has its own access out onto the side return. An impressive kitchen/dining room 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 play room, also with its own set of bi-fold doors leading onto the garden.

A separate utility room, cloakroom and integral garaging complete the ground floor accommodation while the upstairs accommodation, which is split over the first and second floors, includes five bedrooms, four bathrooms and an attic room. On the first floor there is a large landing with tall picture window to the side, a master bedroom suite, three other double bedrooms (one of which is also en suite) and a family bathroom. On the second floor is a large guest bedroom, a shower room and an attic room which is used for storage and has the benefit of natural light from two skylights.

The plot is well established and secluded, with mature trees and shrubs surrounding it 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 is ideal for entertaining and leads onto a large lawn.

FLOORPLANS

Main House gross internal area = 2,755 sq ft / 256 sq m

Garage gross internal area = 157 sq ft / 15 sq m

Total gross internal area = 2,912 sq ft / 270 sq m

For identification purpose only. Not to scale.

DIRECTIONS (FROM CHELMSFORD)

Proceed west out of Chelmsford on the A1060 Roxwell Road for approximately 0.8 miles. At the traffic lights turn right onto Chignal Road and continue along the road for approximately 0.4 of a mile. The house will be found on the right-hand side before the zebra crossing.

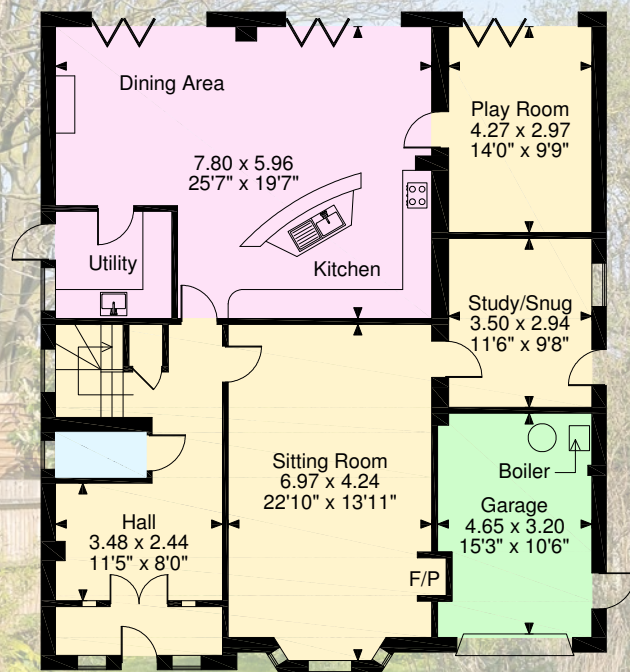
GENERAL INFORMATION

SERVICES Mains gas, electricity, water and drainage

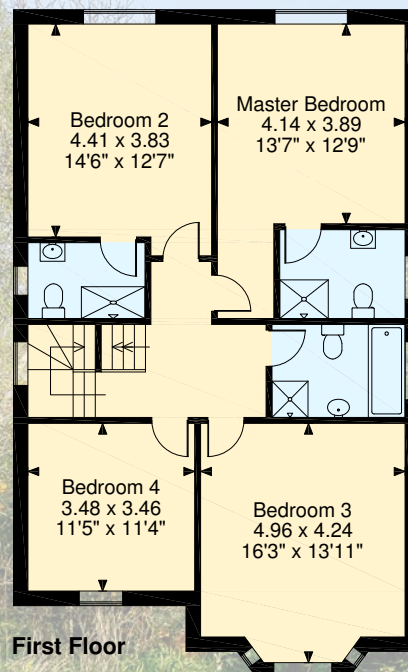
NOTE The property was underpinned in 1997. Further details available on request.

POSTCODE CM1 2JB

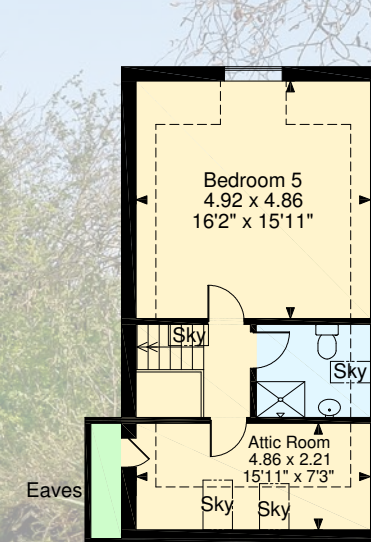
VIEWING Strictly by prior appointment with the sole agents Savills.



Ground Floor



First Floor



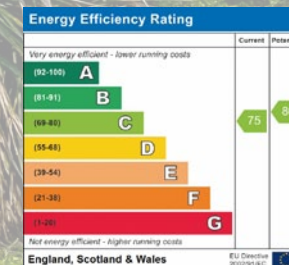
Second Floor

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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