

oakheart

£450,000

Guide Price

South Primrose Hill, Chelmsford



Guide Price of £450,000 to £475,000.

Occupying a sought-after position on South Primrose Hill, this charming three-storey home beautifully combines period character with modern-day comfort. Ideally situated within walking distance of Chelmsford City Centre, it offers excellent access to local shops, cafés, restaurants and the mainline railway station, providing an easy commute into London Liverpool Street.

The ground floor has been thoughtfully arranged to create a practical and welcoming layout. A well-appointed kitchen enjoys views over the landscaped rear garden and provides ample space for day-to-day cooking and

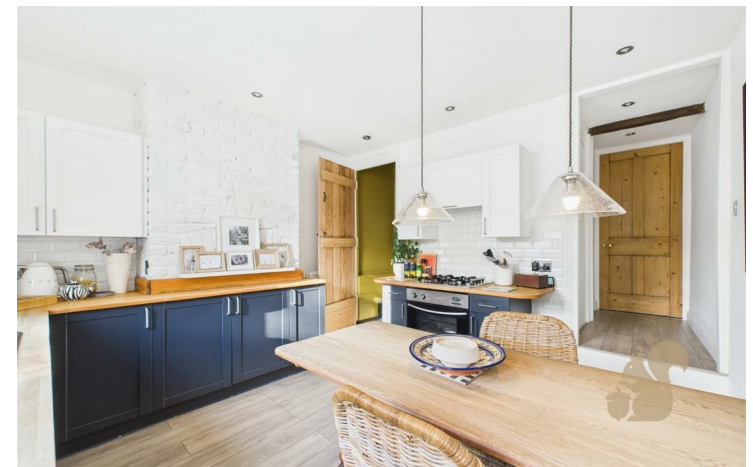
entertaining. In addition, there is a modern four-piece family bathroom and a useful utility room, while direct access from the kitchen leads out to a beautifully designed garden – a private and tranquil space, perfect for relaxing or hosting family and friends.

The first floor features a charming lounge and separate dining area enhanced by exposed beams and an open chimney breast, creating a warm and inviting atmosphere full of period character. Generous room proportions and natural light make this an ideal space for both entertaining and everyday living.

The top floor accommodates two bright and well-proportioned bedrooms.

The principal bedroom includes built-in storage, while the second bedroom enjoys pleasant views across the rear garden, offering a calm and comfortable retreat.

Residents benefit from on-street permit parking to the front, adding to the convenience of this wonderfully located home. This is a superb opportunity to acquire a distinctive and beautifully presented property within easy reach of Chelmsford's vibrant city centre.





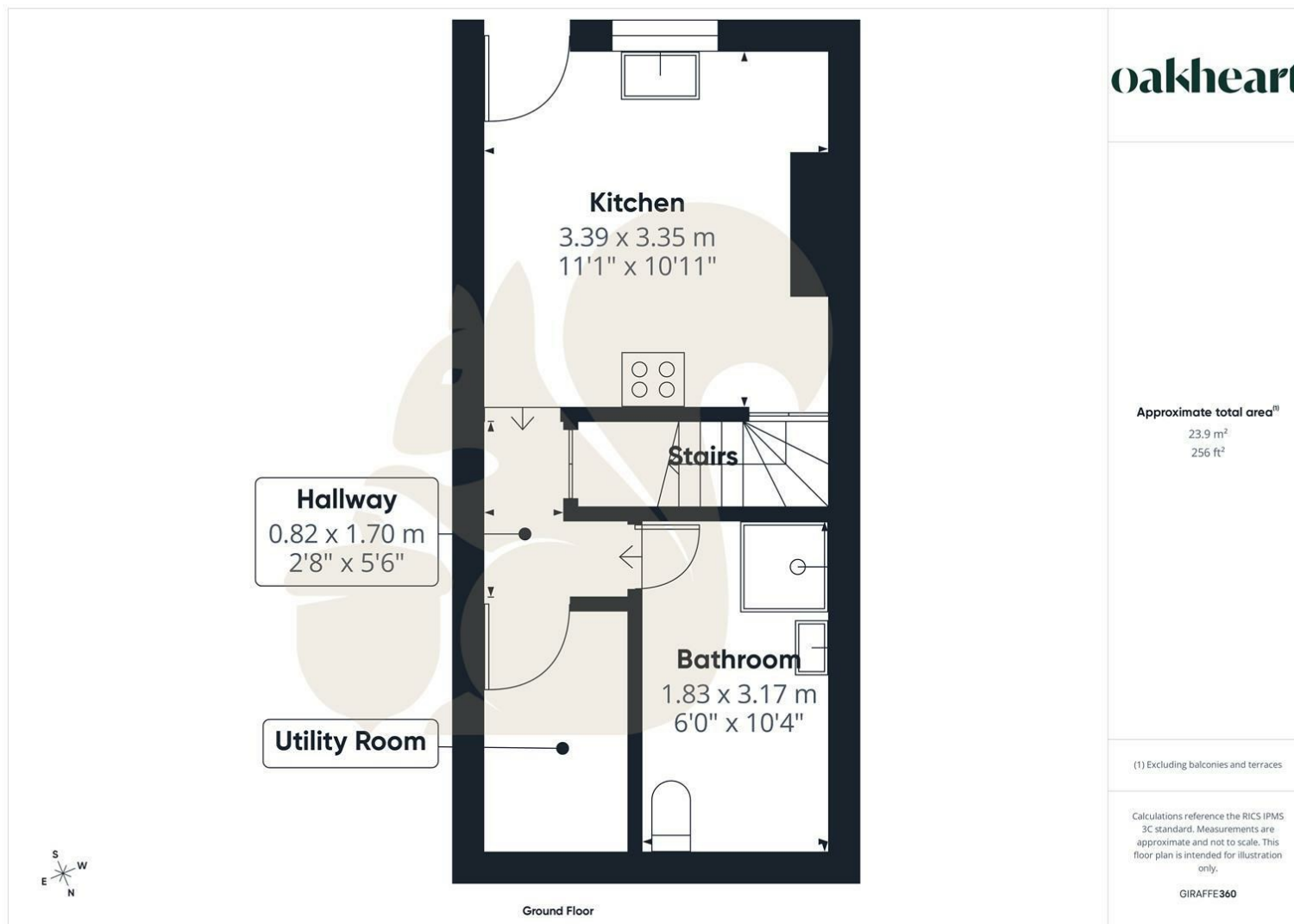













Local Authority:

Tenure:  
Freehold

Council Tax Band:  
C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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