

oakheart



£475,000

Offers In Excess Of
Dane Road, Chelmsford

Situated in the highly sought-after Dane Road area of Chelmsford, this beautifully presented three-bedroom semi-detached home offers spacious and stylish accommodation, perfect for families and professionals alike.

The property features two generous reception rooms, providing flexible living and entertaining space, alongside a modern fitted kitchen with contemporary units and ample storage. Upstairs, there are three well-proportioned bedrooms served by a stylish family bathroom.

Outside, the landscaped rear garden offers an attractive and low-maintenance space to relax or entertain. To the front, the property benefits from off-street parking, a garage, and the added convenience of an EV charging point.

Ideally positioned, the property is within easy walking distance of the Forest Drive Shops, offering everyday conveniences and popular local takeaways. Chelmsford city centre, including High Chelmer Shopping Centre and Bond Street, is just over a mile away, providing an excellent

range of shops, restaurants, cafés and leisure facilities.

Commuters are well catered for with nearby bus routes on Forest Drive and Waterhouse Lane, while Chelmsford railway station offers direct services to London Liverpool Street in approximately 35 minutes. For those who enjoy outdoor recreation, Central Park and the sporting facilities of Essex County Cricket Club are also within easy reach.

Offering a fantastic combination of modern living, excellent transport links and a desirable location, this is a wonderful opportunity to acquire a home in one of Chelmsford's most popular residential areas.











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GLA^m
90.76 m²
976.97 ft²

Total
90.76 m²
976.97 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Chelmsford

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

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

Oakheart Chelmsford
01245 800181
chelmsford@oakheart.co.uk
20 Victoria Road, Chelmsford, Essex, CM1 1PA

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