



Arbour Lane, Springfield, Chelmsford



Guide price £855,000



Key Features

- CHAIN FREE PURCHASE
- SUBSTANTIAL FIVE-BEDROOM DETACHED FAMILY HOME
- HIGHLY DESIRABLE CHELMSFORD LOCATION CLOSE TO CITY CENTRE
- SPACIOUS OPEN-PLAN KITCHEN WITH SEPARATE BACK KITCHEN
- THREE VERSATILE RECEPTION





GUIDE PRICE £855,000 - £880,000

CHAIN FREE | A substantial five/six-bedroom detached family home in a highly sought-after Chelmsford location.

Ideally positioned for Chelmsford city centre, this impressive and substantial five-bedroom detached family home offers generous, versatile accommodation, excellent entertaining space and a highly desirable location.

Approached via a large gated driveway, the property immediately offers privacy, excellent kerb appeal and ample off-road parking for multiple vehicles. A spacious entrance hall provides a welcoming introduction to the well-planned accommodation.

At the heart of the home is a stylish open-plan kitchen and breakfast room, complemented by a discreet separate back kitchen, making it ideal for both everyday family life and entertaining. The ground floor also features three versatile reception rooms, comprising two generous reception rooms and a formal dining room, alongside a study that could also be utilised as a sixth bedroom. A modern ground floor shower room completes this level.

The principal living spaces enjoy excellent access to the rear garden, with two sets of

double patio doors from the main living room, further double doors from the dining room and direct access from the back kitchen. This creates a fantastic flow between the indoor and outdoor spaces, particularly suited to entertaining and family gatherings.

Upstairs, a spacious central landing provides additional flexible space, ideal for a reading area, children's play space or informal seating. The impressive principal bedroom benefits from a dedicated dressing area and private en-suite bathroom. There are four further well-proportioned bedrooms, two of which also benefit from en-suite facilities, together with a modern family bathroom.

Outside, the property continues to impress. The gated frontage provides both privacy and security, while the generous rear garden wraps around the property and features a substantial terrace, perfect for al fresco dining and entertaining during the warmer months. The flexible layout has been thoughtfully designed to accommodate modern family life, with plenty of scope for a games room, snug, home office or additional bedroom space if required. A large loft area also provides further potential, subject to the necessary consents.

The Location

Chelmsford city centre offers an excellent



lifestyle with a wide selection of bars, cafes, restaurants and independent eateries, alongside extensive shopping facilities including the pedestrianised High Street, two shopping precincts and the popular Bond Street development, home to John Lewis.

For commuters, Chelmsford mainline station provides a fast and direct service to London Liverpool Street, with journey times from approximately 28 minutes. The A12 and A414 are also readily accessible, providing convenient connections towards the M25 and M11.

The area is particularly well regarded for its educational provision, with highly regarded schools including The Tyrrells, Barnes Farm and Newlands Spring, alongside sought-after secondary schools such as Chelmsford County High School for Girls, King Edward VI Grammar School and The Boswells School.

Offering an exceptional combination of space, versatility, entertaining accommodation and location, this impressive detached home is a rare opportunity for families seeking a substantial property in one of Chelmsford's most desirable residential areas.

Porch

Entrance Hall



Living Room 4.5m x 6.7m (14'10" x 22'0")

Dining Room 3.4m x 6.2m (11'2" x 20'4")

Kitchen 5.31m x 5.7m (17'5" x 18'8")

Utility 1.4m x 3.6m (4'7" x 11'10")

Lounge 5m x 6.2m (16'5" x 20'4")

Office/ Bedroom 6.3m x 2m (9'10" x 6'7")

Bathroom 2.2m x 2m (7'2" x 6'7")

Landing

Principal Bedroom 5.9m x 4m (19'5" x 13'1")

Dressing Area

En-Suite 2.53m x 3.64m (8'4" x 11'11")

Bedroom 2 4.4m x 4.3m (14'5" x 14'1")

En-Suite 1.4m x 2.31m (4'7" x 7'7")

Bedroom 3 3.7m x 3.5m (12'1" x 11'6")

En-Suite 1.8m x 2.4m (5'11" x 7'11")

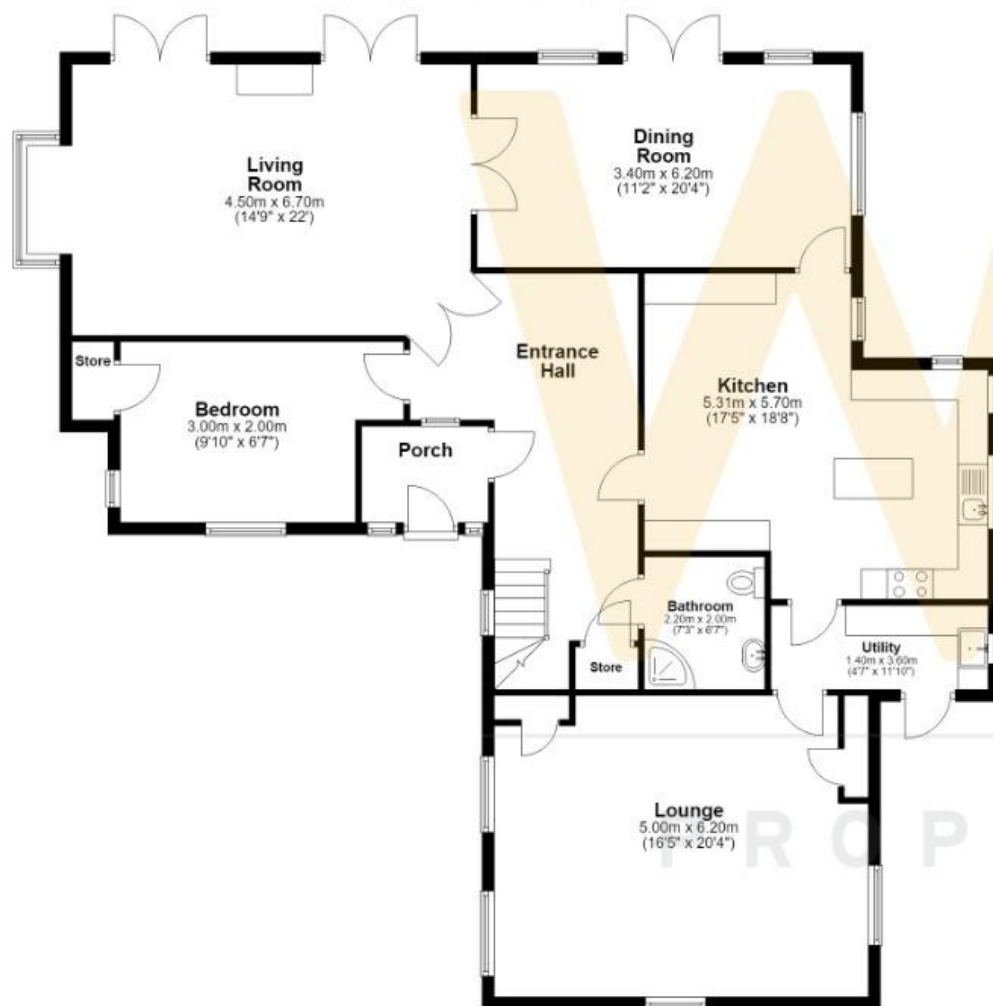
Bedroom 4 4.3m x 3.5m (14'1" x 11'6")

Bedroom 5 5m x 2.6m (16'5" x 8'6")



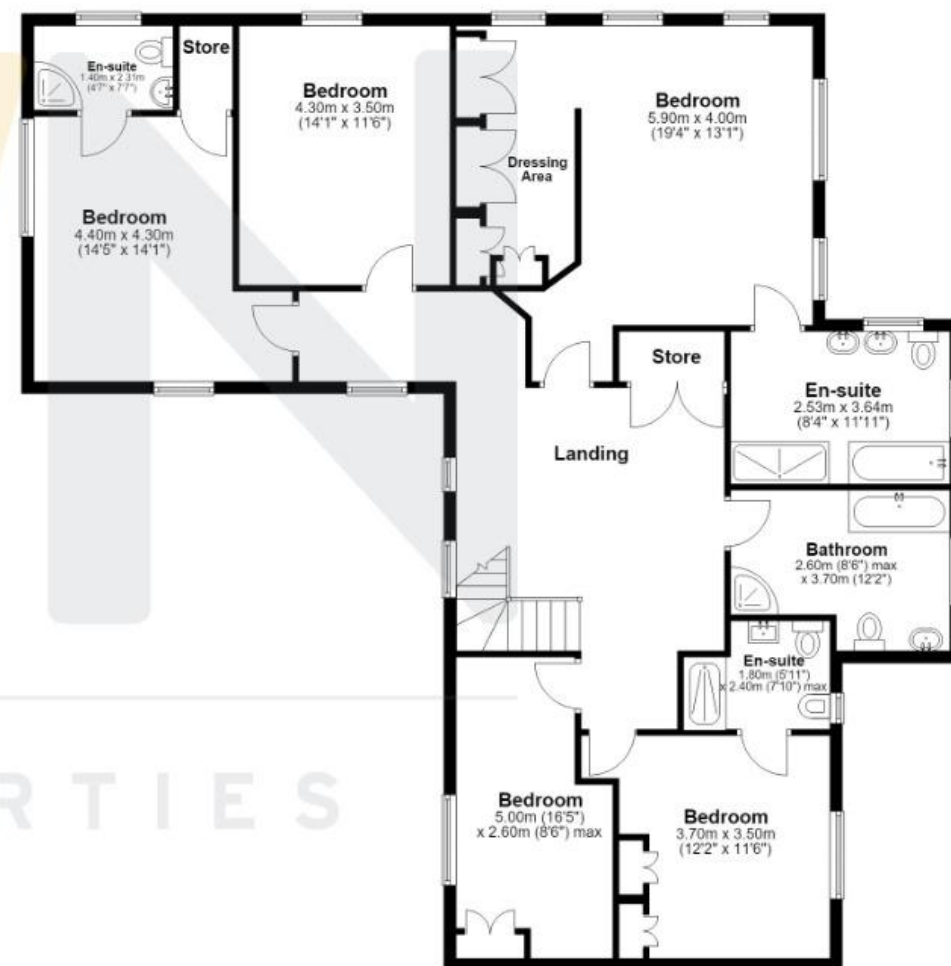
Ground Floor

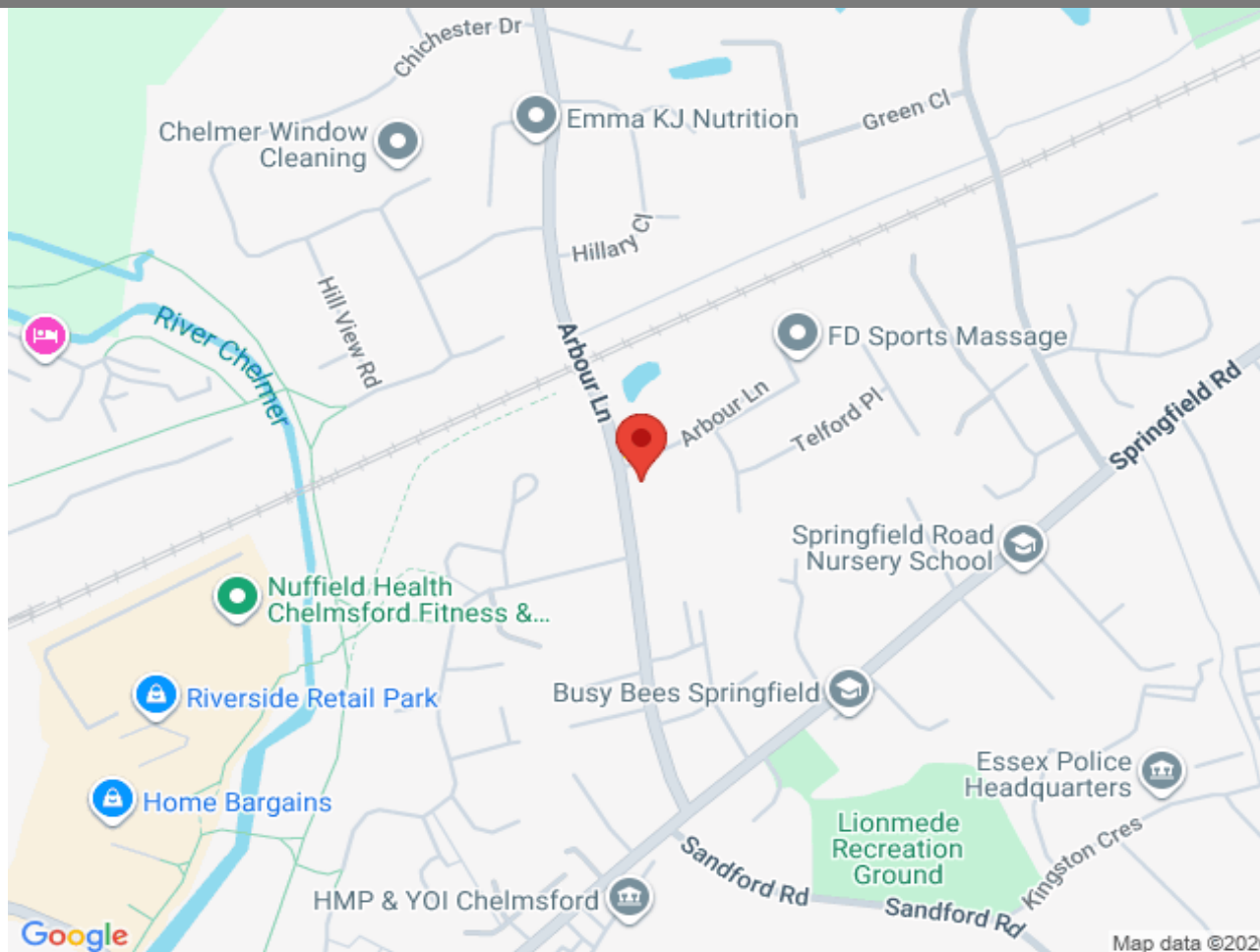
Approx. 157.9 sq. metres (1699.2 sq. feet)



First Floor

Approx. 146.4 sq. metres (1575.4 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

