



Golding Thoroughfare, Chelmer Village, Chelmsford

Offers Over £435,000



- **THREE DOUBLE BEDROOMS** – no box room arguments here!
- **CLEVERLY EXTENDED ABOVE THE GARAGE** – creating fantastic additional space for the whole family.
- **KERB APPEAL SORTED** – a smart resin driveway welcomes you home, with the added bonus of your own garage.
- **A KITCHEN MADE FOR REAL LIFE** – stylish Shaker cabinetry with an integrated dishwasher and fridge/freezer.
- **COSY NIGHTS, SORTED** – a beautiful lounge featuring wooden flooring and a striking quartz fireplace.
- **NOT JUST ANY CONSERVATORY** – a fabulous additional living space complete with a proper roof and skylight.
- **A GARDEN WITH ROOM TO ENJOY** – generous, family-friendly and ready for summer BBQs, entertaining and playtime.
- **STORAGE, STORAGE & MORE STORAGE** – fitted wardrobes, hallway and landing cupboards, garage plus a boarded and insulated loft.
- **A LOCATION FAMILIES WILL LOVE** – ideally positioned for Barnes Farm Junior School and Chancellor Park Primary School.
- **EVERYDAY CONVENIENCE ON YOUR DOORSTEP** – close to Asda, the retail park and great bus links, all from the ever-popular Chelmer Village.



THREE DOUBLE BEDROOMS, A BIG GARDEN & AN EXTENSION THAT MAKES ALL THE DIFFERENCE... HELLO, GOLDING THOROUGHFARE!

If you've been scrolling through property listings thinking, "I just need more space..." — this extended three-bedroom semi-detached home in Chelmer Village might just stop the scroll.

And yes... we said THREE DOUBLE BEDROOMS!

The clever extension above the garage has created a seriously impressive first floor, giving everyone a bedroom they can actually fit more than just a bed into!

Pull up onto the smart resin driveway and you'll immediately get a taste of what's to come. Step through the front door and you're welcomed by a practical hallway with stairs rising to the first floor and that all-important storage cupboard — because coats, shoes and the vacuum cleaner have to live somewhere!

Now, let's talk kitchen...

The stylish Shaker-style kitchen offers a timeless finish along with an integrated dishwasher and fridge/freezer. Good-looking AND practical — exactly how a family kitchen should be.

Then there's the lounge...

Beautiful wooden flooring sets the scene, while the feature quartz fireplace gives the room a gorgeous focal point. Sofa, cuppa, feet up... you get the idea.

And just when you think you've seen the best of the ground floor...

Enter the conservatory.

This isn't your average conservatory. With a proper roof and skylight, it feels like a genuine extension of the living accommodation and provides a fantastic space for dining, entertaining, working from home or simply enjoying a little peace and quiet while looking out over the garden.

Speaking of the garden...

It's a good one. And it's BIG!

There's plenty of room for the kids, the dog, the BBQ, the paddling pool, the garden furniture... and probably still enough space left over for someone to declare they're going to start growing vegetables.

And of course, we can't forget the GARAGE!

Parking, bikes, tools, storage, hobbies or the place where all those things you "might need one day" mysteriously end up — whatever you use it for, having a garage is a definite bonus.

Head upstairs and this home continues to impress.

Thanks to the extension above the garage, you'll find three proper double bedrooms. The main bedroom benefits from two windows, filling the room with natural light, while another bedroom comes complete with fitted wardrobes.

There's also a handy landing cupboard, while the boarded and insulated loft provides even more useful storage.

The family bathroom completes the first floor and features a heated towel rail — because nobody enjoys stepping out of the shower to a freezing cold towel!

AND THE LOCATION? THAT'S ANOTHER BIG TICK.

Set within popular Chelmer Village, the property is conveniently positioned for Barnes Farm Junior School and Chancellor Park Primary School.



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THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/100-golding-thoroughfare-chelmsford-cm2-6uf/5587626>

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

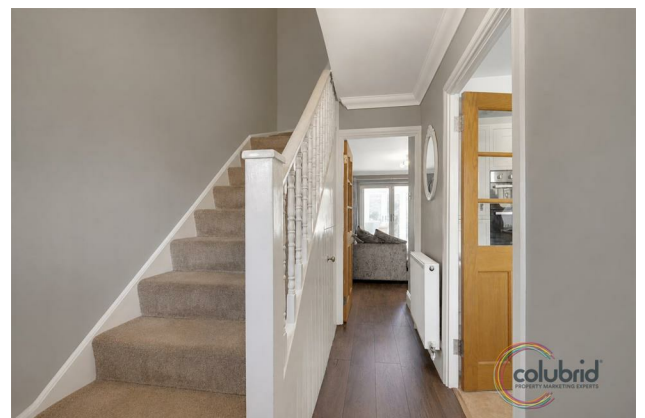
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



N
Approx. total
floor area
(Incl. Garage)
991 SQ.FT.
92.12 SQ.M.



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