

# HOME



**Chelmsford**  
**£375,000**  
**3-bed semi detached house**

## Linnet Drive

This spacious three bedroom semi-detached house is located in the popular Tile Kiln development in Chelmsford. Upon entering the property, you are led through a spacious entrance hall with leads into a light and airy living room, perfect for relaxing with family and friends. The kitchen is also well sized and is well-equipped with plenty of storage space. Upstairs, there are three bedrooms, all of which are generously sized and offer ample storage. The bathroom is well-appointed with a bath/shower combo. One of the standout features of this property is the garage and parking to the rear, ensuring you will never have to worry about finding a parking spot. Additionally, the property is conveniently located on a bus route to the City and station, making commuting a breeze.

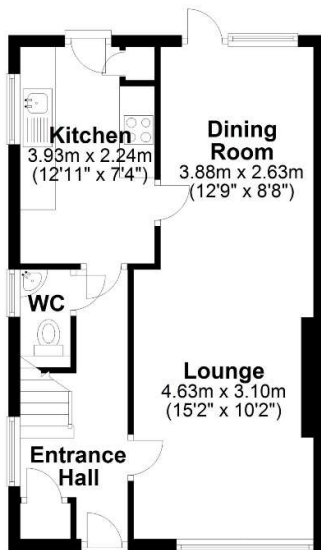
Families will appreciate the close proximity to local Primary and Secondary schools, as well as the ease of access to the A12 and A414. Chelmer Park is also nearby, offering a great space for outdoor activities. Within walking distance, you will find a local parade of shops, providing all the essentials you need for day-to-day living. The property also benefits from gas central heating, a downstairs w/c, and a well-maintained garden.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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### Ground Floor

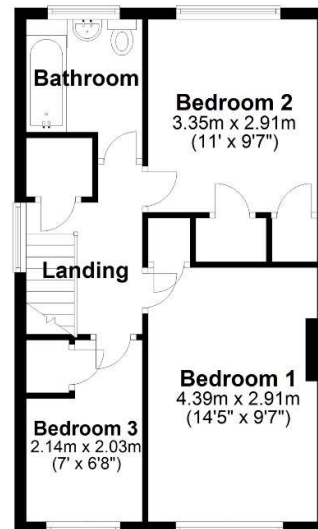


APPROX INTERNAL FLOOR AREA  
43 SQ M 460 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
87 SQ M 934 SQ FT

This plan is for layout guidance only and is NOT TO SCALE  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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### First Floor



APPROX INTERNAL FLOOR AREA  
44 SQ M 474 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
87 SQ M 934 SQ FT

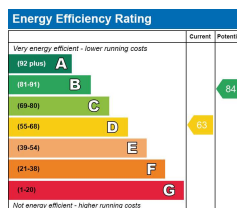
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### Features

- Semi-detached home
- Garage
- Parking to the rear
- On a bus route to the City & station
- Nearby to local Primary and Secondary schools
- Good access to the A12 & A414
- Walking distance of the local parade of shops
- Gas central heating
- Downstairs w/c
- Great access to Chelmer Park

### EPC Rating



### The Nitty Gritty

Tenure: Freehold

Council Tax: Band C is the council tax band for this property with an annual amount of £1,768.32

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Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

