



Broomfield Road, Chelmsford, Essex, CM1 4DY

Council Tax Band D (Chelmsford City Council)



Guide Price £ 550,000 – £ 575,000

Freehold

ACCOMMODATION

This extended family home has been much improved by the current vendors and comprises an entrance hall, living room, fitted kitchen/dining room with indigo shaker style units and quartz work surface, built in appliance and double doors that overlook and lead to the rear garden, there is a utility cupboard and a cloakroom that complete the ground floor accommodation. To the first floor there are three good sized bedrooms and a family bathroom with contemporary white suite, with the master bedroom suite sitting on the second floor and offering far reaching views to the rear, the master bedroom offers a dressing room and en suite shower room, there is also practical walk in loft storage space which could easily be converted into a study/home office.

Externally the property offers a driveway to the front providing off road parking for several vehicles, a gate provides access to the landscaped rear garden which features a raised paved patio with steps down to a lawned area

LOCATION

Situated in the popular Broomfield Road, this exceptional family home offers a perfect blend of convenience and luxury. Located within 1.2 of a mile of Chelmsford city centre and mainline station, this property provides easy access to a wide range of amenities and excellent transport links. Families will appreciate the proximity to a selection of top-performing schools, including Chelmsford's two grammar schools, which consistently rank among the best in the UK. Additionally, the nearby Broomfield parade offers a variety of day-to-day amenities, ensuring all your needs are met within a short distance.

Chelmsford city centre is a vibrant hub, offering an array of dining and socialising options. From charming independent restaurants to well-known chains serving cuisines from around the world, there is something to suit every taste. The city also boasts two theatres, including the Civic Theatre, and two multi-screen cinemas, providing ample entertainment options. The pedestrianised High Street, shopping precincts, retail parks, and designer stores in Bond Street offer a diverse shopping experience for residents. For those seeking leisure and sporting activities, Chelmsford has it all. With a selection of gyms, the newly refurbished Riverside Ice & Leisure Centre, golf courses, and sports clubs, there is something for everyone. The city is also home to Essex County Cricket Club, adding to its sporting prestige.

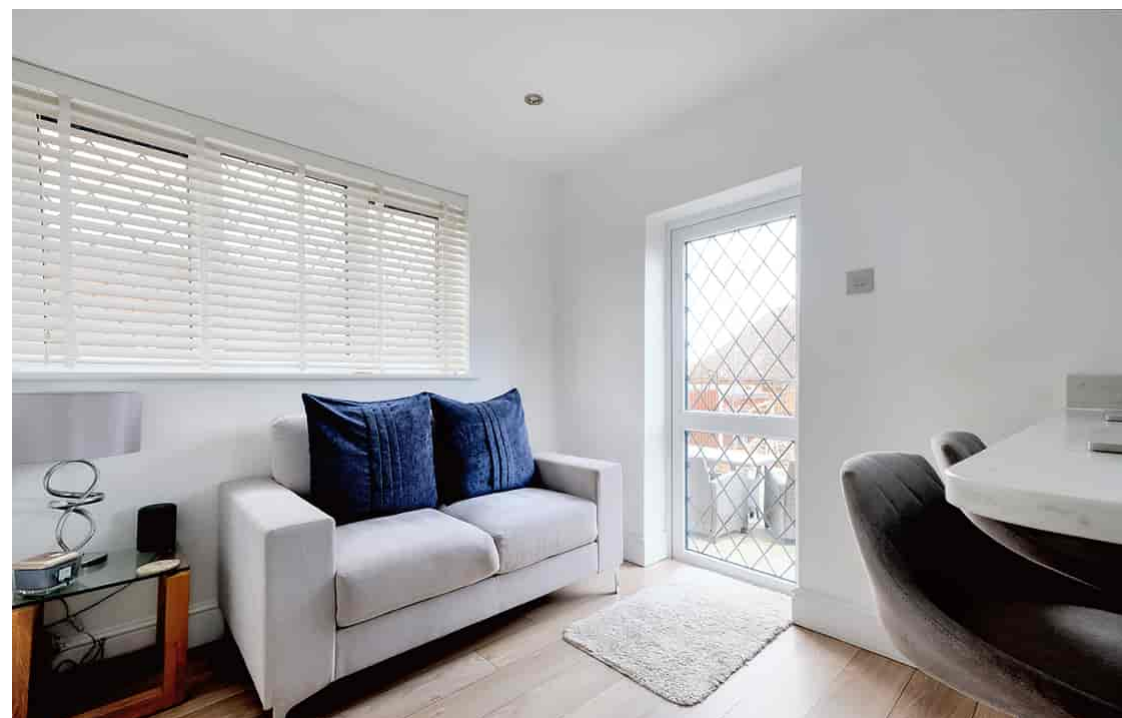
Nature enthusiasts will enjoy the nearby parks and open spaces, including the picturesque Chelmer Valley Local Nature Reserve. Chelmsford is renowned for its educational excellence, with Writtle Agricultural College, Anglian Ruskin University, and several private schools adding to its educational offerings.

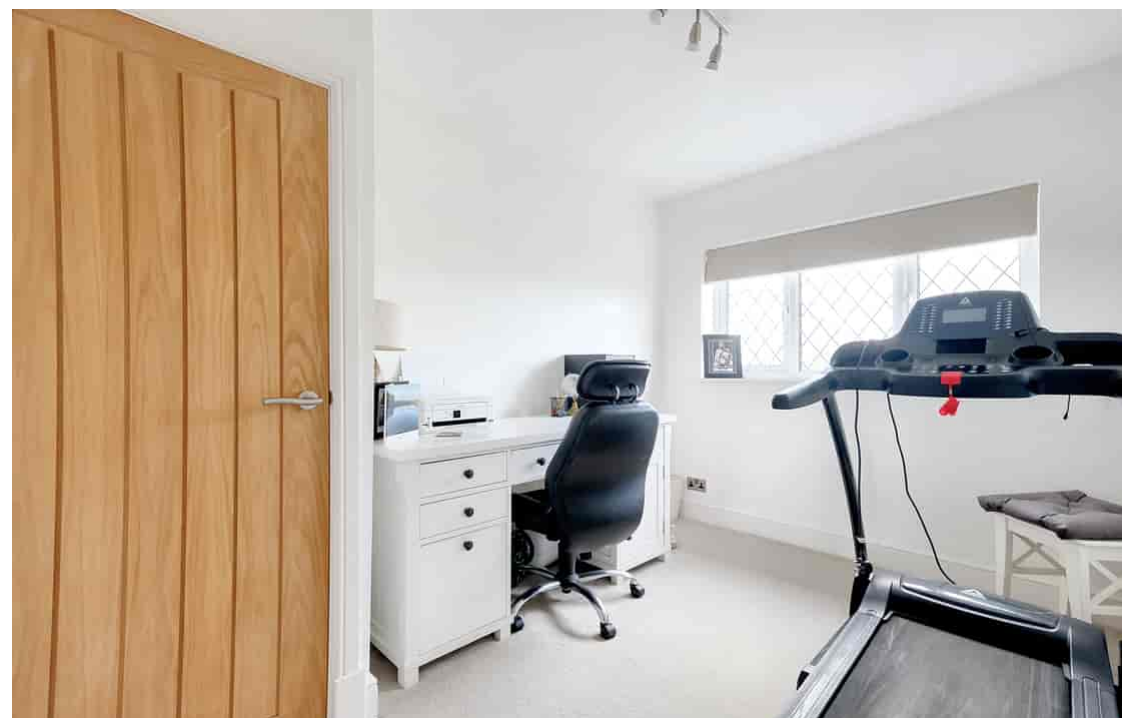
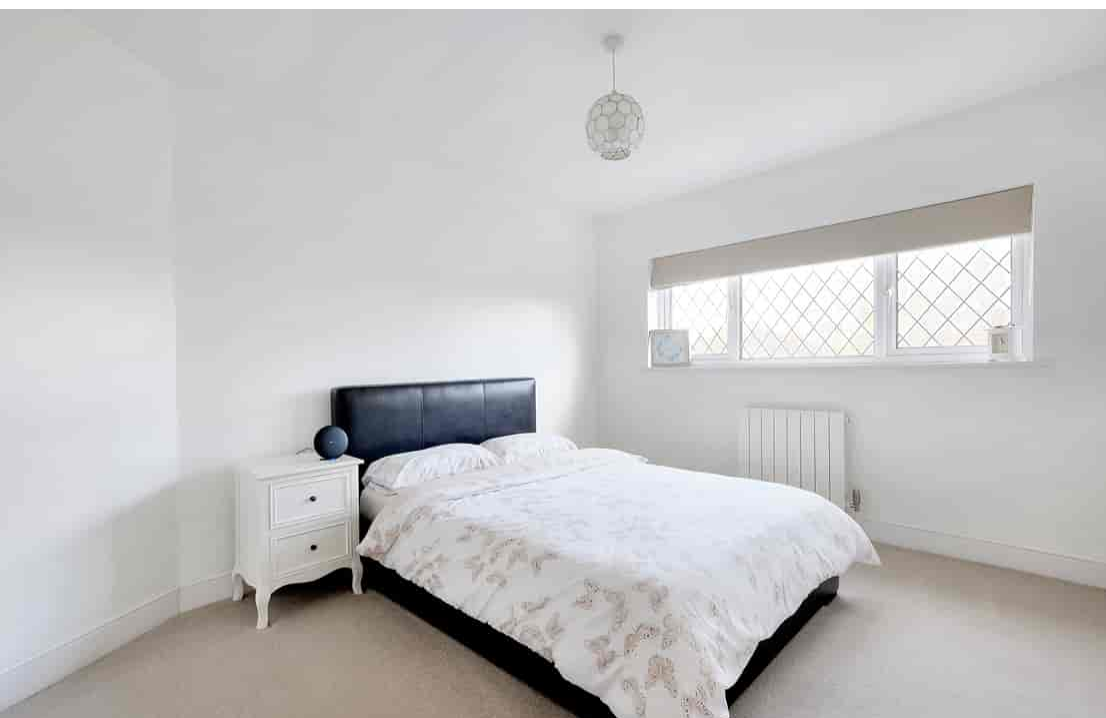
The city's mainline station provides direct services to London Liverpool St, with a journey time as fast as 32 minutes, making it an ideal location for commuters.

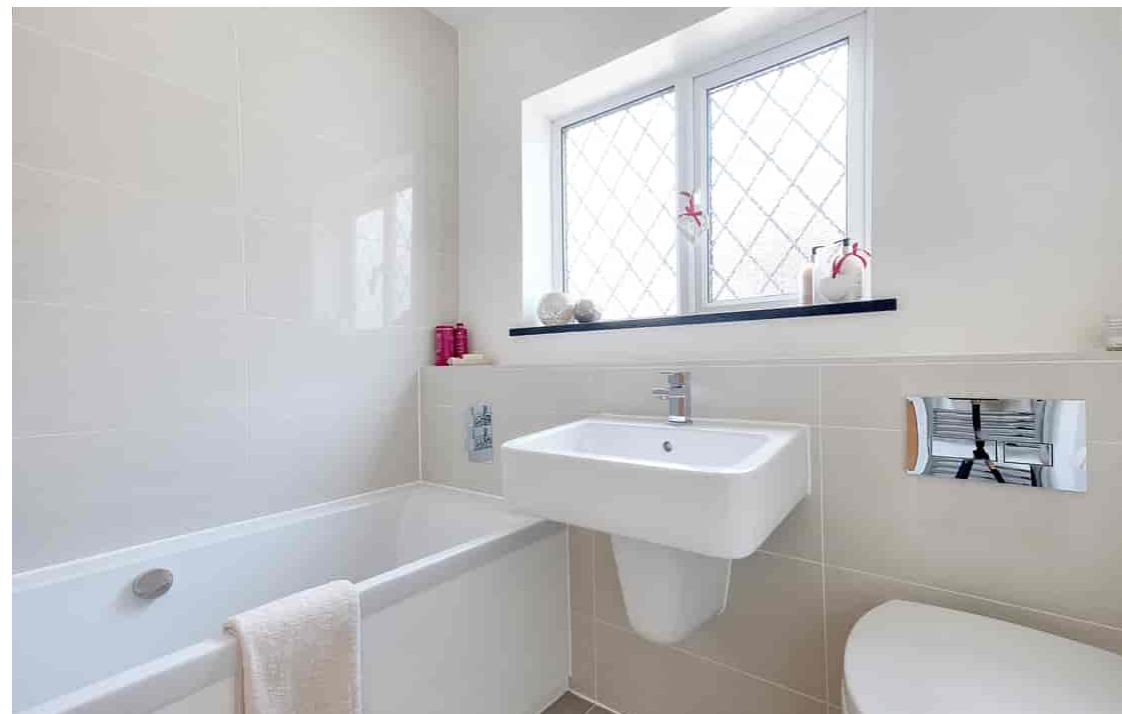
Agents Note: We are advised by the current owners that they were made aware that there was a historical subsidence claim made on the property dating back to the 1980's when they purchased the property.

- Extended Semi Detached Family Home
- Fitted Kitchen/Dining Room
- Four Bedrooms
- Family Bathroom With Contemporary White Suite
- Landscaped Rear Garden

- Living Room
- Cloakroom
- Master Bedroom With Dressing Room & En Suite
- Driveway
- Viewing Highly Recommended

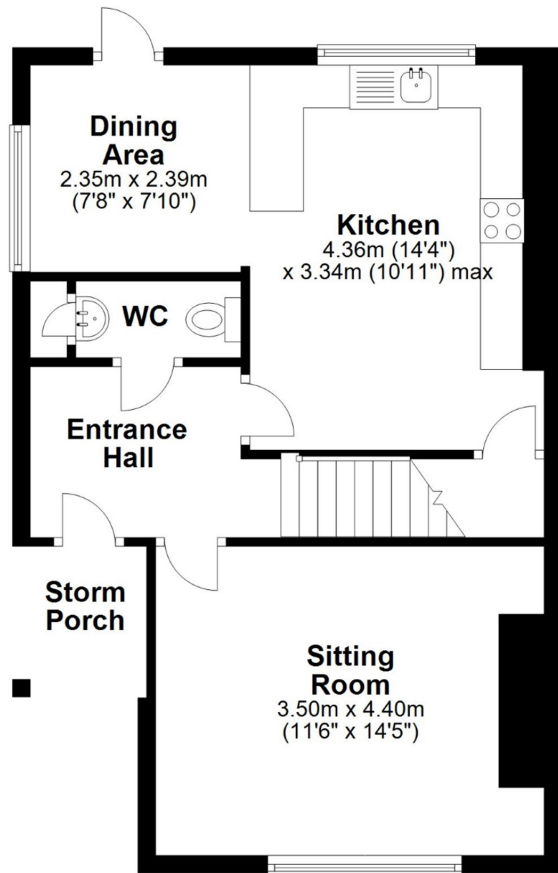




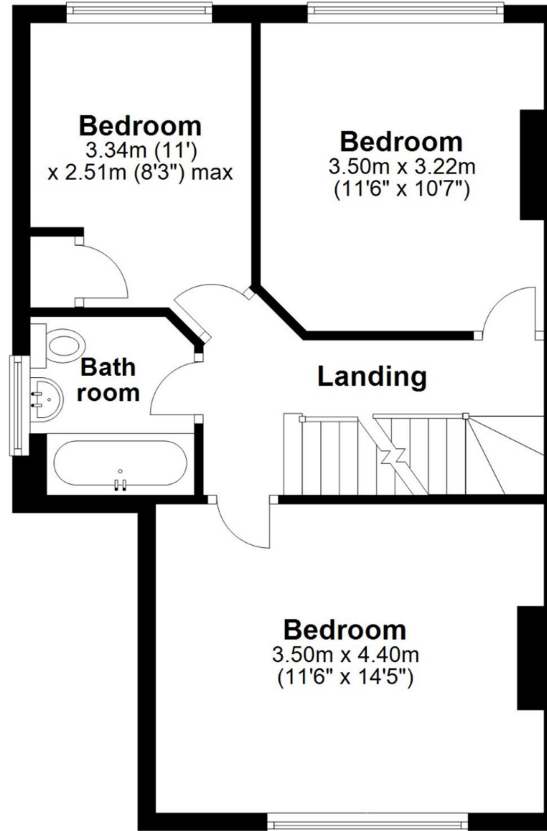




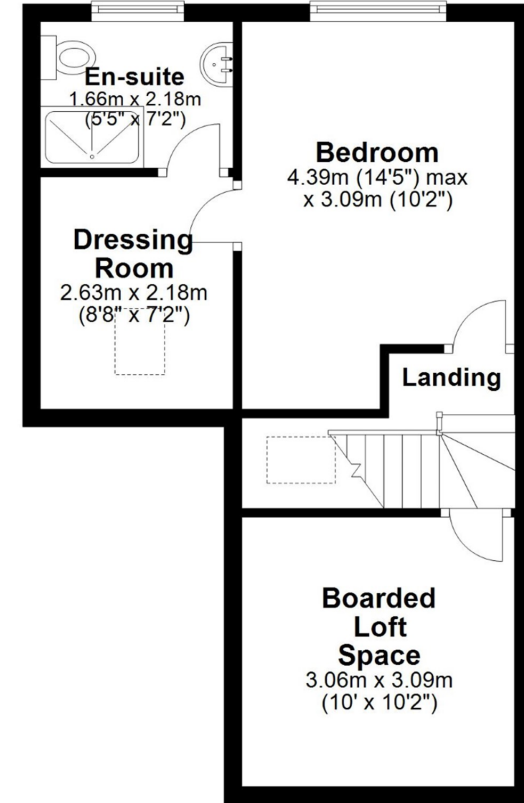
Ground Floor



First Floor



Second Floor



APPROX INTERNAL FLOOR AREA 133 SQ M (1430 SQ FT)
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate **NOT** to be used for valuation purposes.
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