



40 School Lane, Broomfield, Chelmsford, Essex, CM1 7DR

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- FITTED KITCHEN
- CLOAKROOM
- FIRST FLOOR BATH/SHOWER ROOM
- APPROXIMATELY 85FT REAR GARDEN
- DRIVEWAY FOR 2 VEHICLES
- GAS CENTRAL HEATING
- POPULAR LOCATION
- VIEWING HIGHLY RECOMMENDED



PROPERTY DESCRIPTION

An older style three bedroom semi detached family home located within the popular area of Broomfield. The accommodation comprises of an entrance lobby, lounge, dining room, cloakroom, study and fitted kitchen to the ground floor with three bedrooms and a family bath/shower room to the first floor. The property further benefits from gas central heating, double glazed windows, a driveway providing off road parking for 2 vehicles and a rear garden that measures approximately 85ft in depth. (Council Tax Band - C)

The property is within walking distance of Broomfield Primary School , gastro pubs and Countryside walks. Bus routes connect to the City centre for main line rail station. Good access to Broomfield Hospital and Stansted Airport.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Entrance door leads into the entrance lobby.

ENTRANCE LOBBY

Stairs rising to first floor, door to lounge.

LOUNGE

15' 9" x 11' 10" (4.80m x 3.61m)

Double glazed window to front, spotlights, access to dining room

DINING ROOM

13' 5" x 10' 11" (4.09m x 3.33m)

Under stairs storage cupboard which houses the Worcester gas combi boiler, double glazed window to rear, access to inner lobby.

INNER LOBBY

Door to cloakroom and study with access to the kitchen.

CLOAKROOM

Low level wc, wash hand basin.

STUDY

7' 8" x 4' 6" (2.34m x 1.37m)

Double glazed window to side.

KITCHEN

12' 3" x 11' 0" (3.73m x 3.35m)

Fitted with a range of base and wall mounted storage cupboards, double glazed window to side, double glazed french doors with access to the rear garden, stainless steel sink unit, spotlights, space and plumbing for a variety of appliances to include fridge/freezer, oven and washing machine.

FIRST FLOOR LANDING

Loft access, obscure double glazed window to side, doors to:

BEDROOM ONE

11' 9" x 11' 0" (3.58m x 3.35m)

Double glazed window to front.

BEDROOM TWO

10' 11" x 10' 5" (3.33m x 3.17m)

Double glazed window to rear.

BEDROOM THREE

8' 0" x 5' 7" (2.44m x 1.70m)

Double glazed window to rear, built in wardrobe and drawers.

FAMILY BATH/SHOWER ROOM

Independent shower cubicle, panelled bath, wash hand basin, low level wc, heated towel rail, velux window to rear.

EXTERIOR

To the front of the property there is a driveway providing off road parking for 2 vehicles. The rear garden which measures approximately 85ft in depth commences with a patio area with the remainder being laid to lawn, wooden shed to remain.

SERVICES

ALL MAIN SERVICES ARE CONNECTED.

VIEWINGS

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

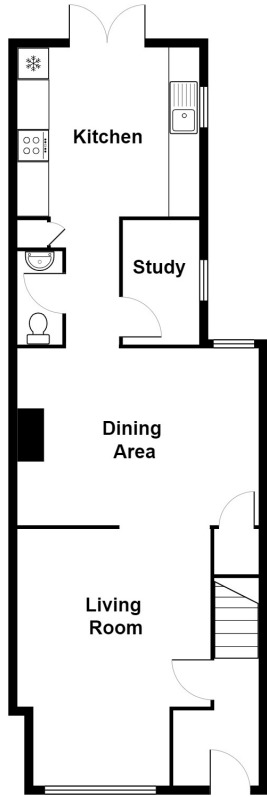
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Referrals

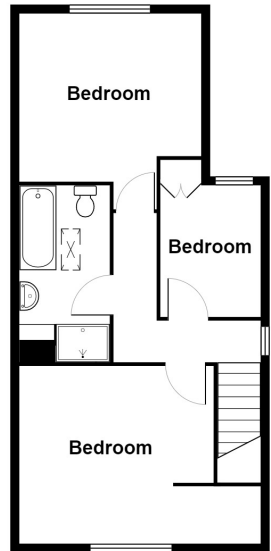
If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



Ground Floor
Area: 56.1 m² ... 604 ft²



1st Floor
Area: 41.5 m² ... 447 ft²



AW Energy Assessors Limited
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Total Area: 97.6 m² ... 1051 ft²

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chelmsford
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