



13 Mandeville Way, Broomfield, Chelmsford, Essex, CM1 7HN

- No Onward Chain
- Four Bedroom Detached House
- Popular Location
- Double Garage
- Large Plot
- Driveway Parking
- Close Proximity to Chelmsford's City Centre and Train Station
- Walking Distance to Broomfield Hospital
- Potential to Extend STPP



PROPERTY DESCRIPTION

Being offered with no onward chain is this spacious, four bedroom, detached family home. Accommodation is set over two floors and offers a well-considered flow throughout. The ground floor accommodation comprises an entrance porch with access to a cloakroom, inner lobby and entrance hall. The entrance hall provides access to a living room, dining room and kitchen / breakfast room. To the first floor there are four well proportioned bedrooms, family bathroom and a separate shower room.

Externally the property enjoys well maintained front and rear gardens, off road parking for multiple vehicles, double garage with personal door leading to the rear garden. The fully enclosed rear garden is mainly laid to lawn with a patio area ideal for entertaining and shingled area to the side ideal for storage.

The property is located close to Chelmsford's city centre and the mainline train station, with direct services to London Liverpool Street station, a short walk from regular bus services and local amenities. It is served by a number of Ofsted rated "Good" and "Outstanding" primary and secondary schools, including top performing grammar schools KEGS and CCHS. Chelmsford city centre boasts a wider array of shopping facilities including two shopping precincts and the popular Bond Street with John Lewis store, leisure facilities including Riverside ice rink and leisure centre and there is a large selection of restaurants and bars. The A12 and A414 are within close proximity and provide access to the M25 and M11. Broomfield hospital is situated approximately 0.3 miles walking distance from the property and Springfield hospital approximately 2.5 miles.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Entrance door leading through to;

Entrance Porch

Window to front aspect, access to inner lobby, entrance hall and a cloakroom.

Cloakroom

1.25m x 2.54m (4' 1" x 8' 4")

Window to front aspect, white suite comprising low level WC and wash hand basin.

Inner Lobby

1.26m x 3.78m (4' 2" x 12' 5")

Access to rear garden and entrance porch.

Entrance Hall

Stairs rising to first floor, storage cupboard, access to dining room, living room and kitchen / breakfast room.

Dining Room

3.01m x 3.36m (9' 11" x 11' 0")

Window to side aspect.

Living Room

3.61m x 6.42m (11' 10" x 21' 1")

Window to side aspect, sliding patio door to side aspect leading to rear garden.

Kitchen / Breakfast Room

5.13m Max > 4.16m x 2.91m (16' 10" Max x 9' 7")

Window to side aspect and door to rear, range of matching wall and base units with work surfaces over, inset sink with drainer, electric oven with gas hob, dishwasher. Under-stairs storage cupboard.

First Floor Landing

Window to rear aspect, access to bedrooms one, two, three, four, family bathroom. separate shower room and airing cupboard.

Bedroom One

3.68m x 3.7m (12' 1" x 12' 2")

Window to side aspect.

Bedroom Two

3.40m x 3.1m (11' 2" x 10' 2")

Window to side aspect.

Bedroom Three

3.36m x 3.3m (11' 0" x 10' 10")

Window to side aspect.

Bedroom Four

2.77m x 2.69m (9' 1" x 8' 10")

Window to side aspect.

Bathroom

2.02m x 1.74m (6' 8" x 5' 9")

Window to front aspect, white suite comprising low level WC, wash hand basin and paneled bath with shower attachment over.

Shower Room

0.8m x 1.74m (2' 7" x 5' 9")

Window to front aspect, shower cubicle.

Double Garage

5.04m x 6.12m (16' 6" x 20' 1")

Two up and over front doors to the front aspect, window to the rear aspect and personal door to the side aspect leading to the rear garden. Power and light connected. Potential to convert or extend over STPP.

Exterior

The property is approached from the front and provides driveway parking, access to the double garage and a front garden which is laid to lawn. To the rear is a fully enclosed garden which commences with a paved patio ideal for entertaining, the remainder of the garden is mainly laid to lawn with flower beds to the sides. There is an area of shingle to the side of the property, ideal for storage.

Agents Note

The property benefits from double glazing throughout and gas central heating.

Broadband - BT Fibre and Sky available.

Council Tax Band - F

EPC - tbc

Viewings

By prior appointment with Balch Estate Agents.

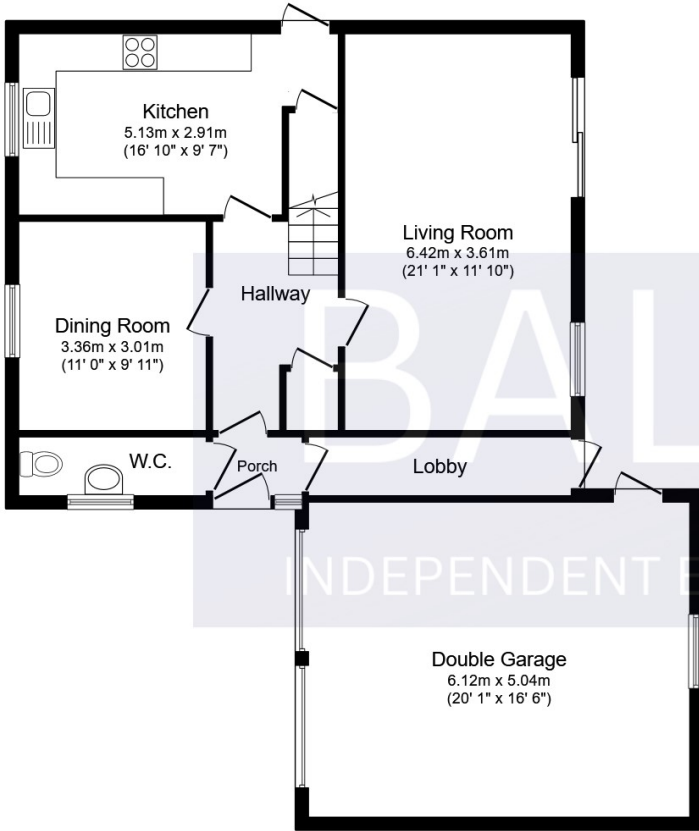
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Referrals

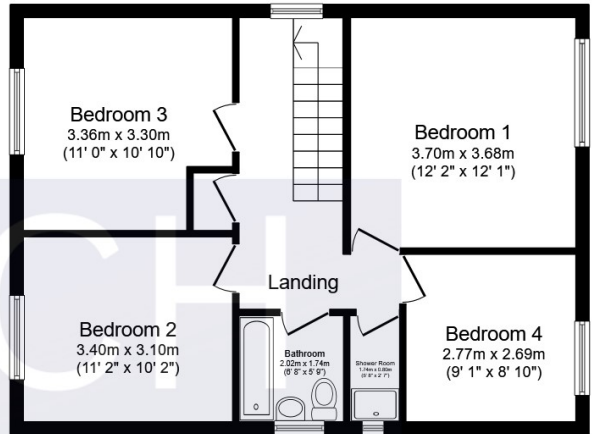
If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



FLOORPLAN & EPC



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(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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