



## Broomfield Mews, Chelmsford, Essex, CM1 4GA

Council Tax Band F (Chelmsford City Council)

 3  5  3

£800,000 Freehold

Bond Residential is thrilled to present this exceptional extended family home, offering over 2000 sq ft set over three floors, nestled in a charming mews in the highly desirable Broomfield area. This property has been meticulously improved and maintained by the current owners, offering a blend of modern luxury and comfortable family living.

As you step into the impressive entrance hall, you'll find built-in storage and a convenient ground floor WC. The living room provides a cosy retreat, while the stunning open-plan kitchen/family room is the heart of the home. It boasts integrated appliances and exquisite Quartz worktops, making it a chef's delight. The dining area, with its floor-to-ceiling windows and sliding patio doors, overlooks the beautifully landscaped rear garden, bathing the space in natural light. The first floor accommodates three generously sized double bedrooms, including a master suite with a modern en-suite shower room. A stylish family bathroom serves the remaining bedrooms. Ascend to the second floor to discover two additional double bedrooms and another chic bathroom, offering ample space for a growing family or guests. Outside, the property features parking & garage which is currently transformed into a gym. The rear garden is a true oasis, commencing with a patio area perfect for al fresco dining. The lawn leads to a further seating area at the garden's end, ideal for enjoying those long summer evenings with family and friends. This home is not just a place to live but a lifestyle choice, offering space, style, and convenience in one of Broomfield's most sought-after locations.

## LOCATION

Broomfield Mews is situated in the sought after parish of Broomfield, there is a regular bus service which runs along the Main Road leading to the city centre.

Broomfield offers a popular primary school as well as Chelmer Valley High Schools. Both of Chelmsford's highly sought after grammar schools, King Edward VI grammar school and The County High School for girls are within walking distance along Broomfield Road.

The parish of Broomfield offers a village like feel with its own Church and church green, a local pub/restaurant, library, local news agents/convenience store, a football club and cricket club.

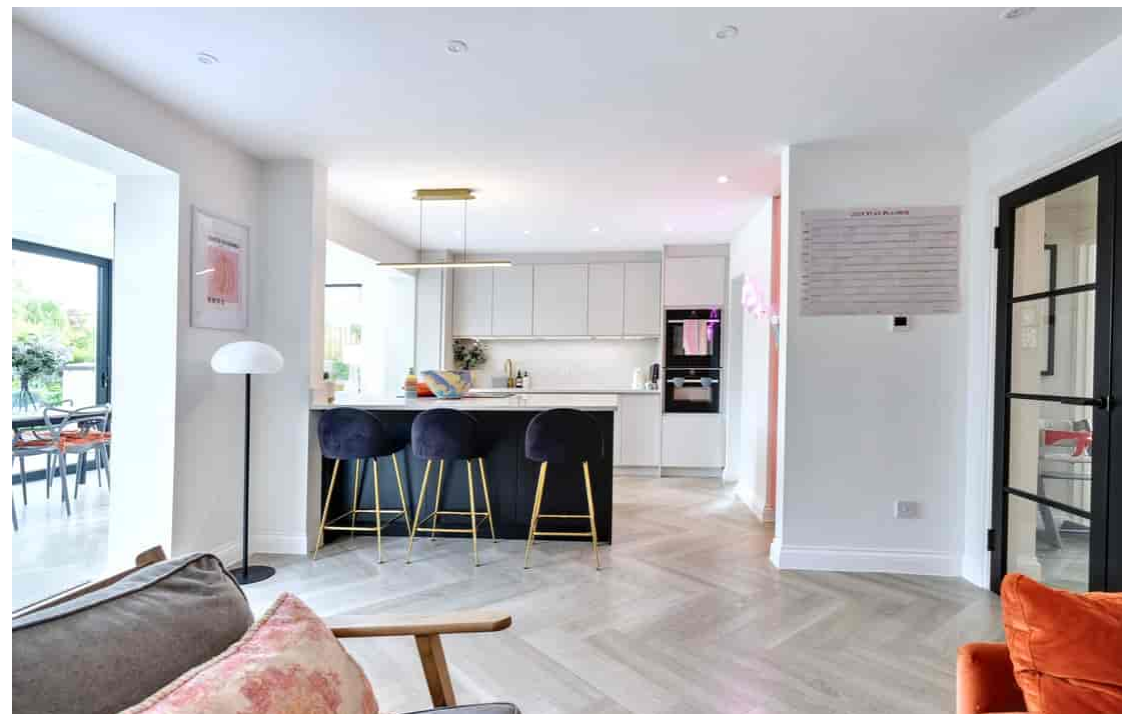
Situated to the North of Chelmsford city centre, Broomfield offers a regular bus service to the city centre and mainline station. Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store.

Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs and gyms including the recently refurbished Riverside Ice & Leisure. Chelmsford is renowned for its educational excellence and alongside the local schools, it offers two of the country's top performing grammar schools, Writtle agricultural college, Anglia Ruskin University and a selection of private schools. Chelmsford's mainline station which provides a direct service to London Liverpool St is within 1.2 miles of the property with a journey time as fast as 32 minutes.

- Extended & Deceptively Spacious Family Home
- Stunning Open Plan Kitchen/Diner/Family Room
- Five Bedrooms
- Garage & Parking

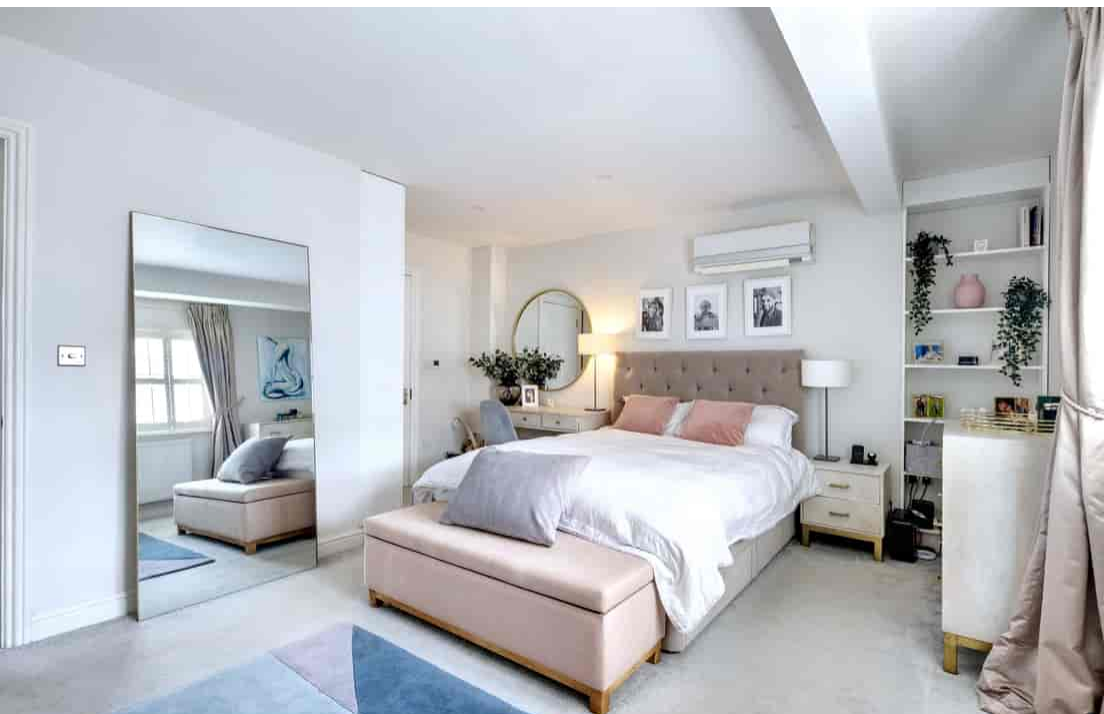
- Living Room
- Integrated Appliances with Quartz Worktops
- Three Bathroom/Shower Rooms
- Landscaped Rear Garden

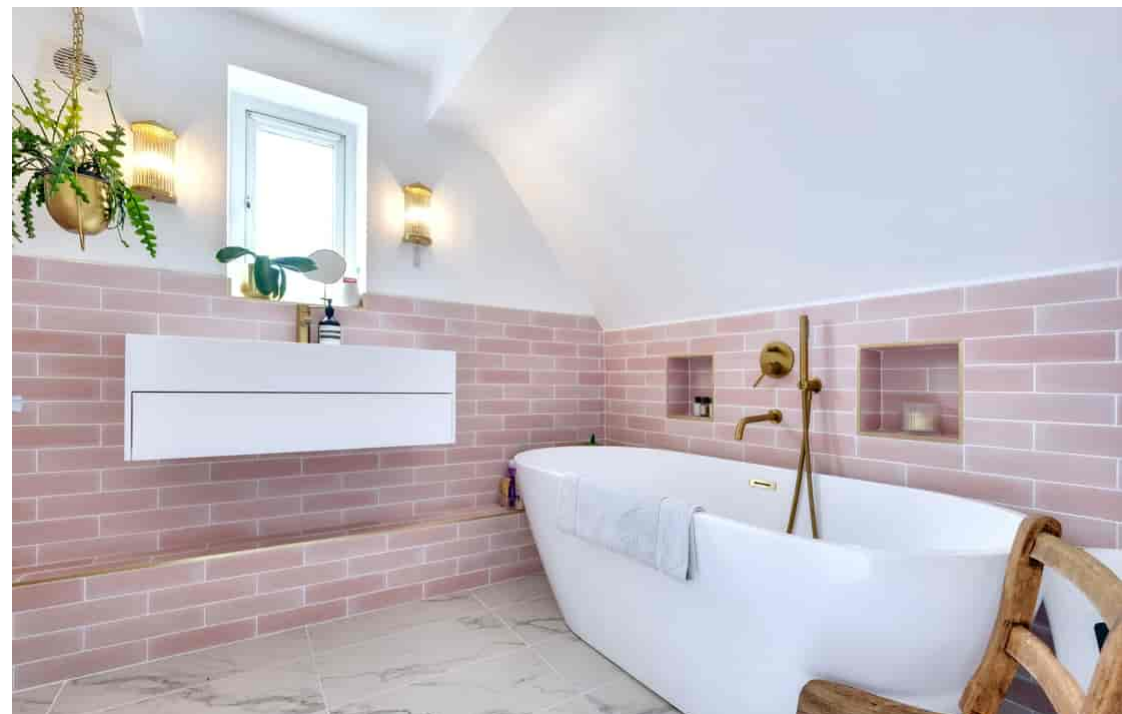










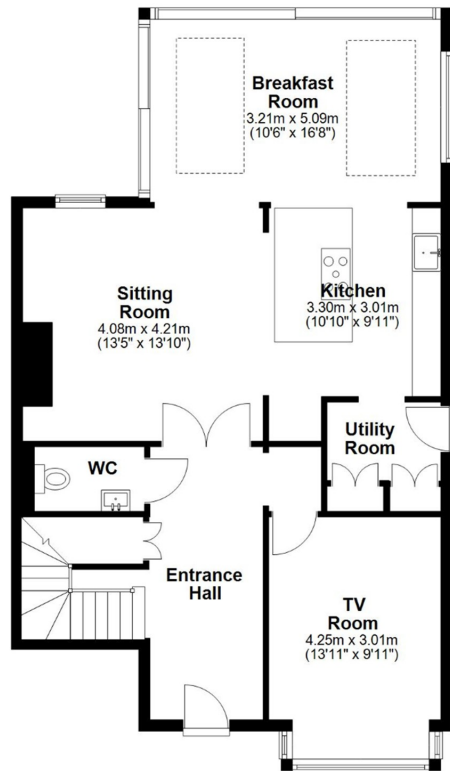




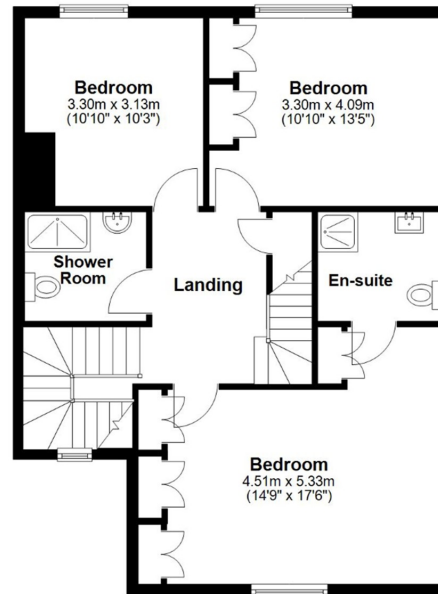




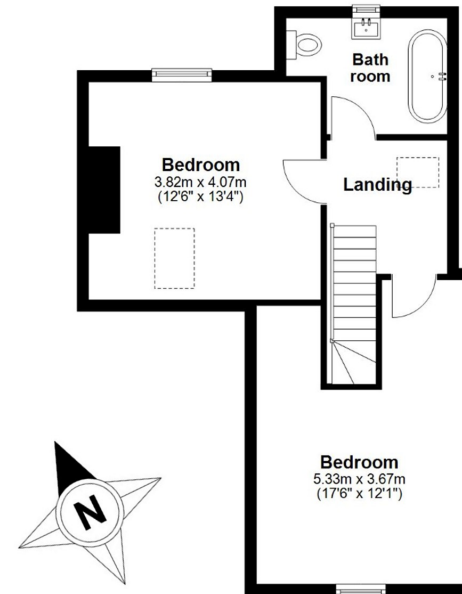
## Ground Floor



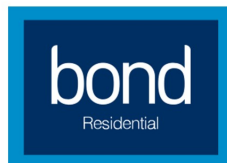
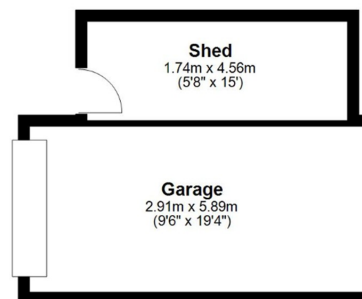
## First Floor



## Second Floor



## Outbuilding



**APPROX INTERNAL FLOOR AREA**  
194 SQ M (2090 SQ FT)

**OUTBUILDING** 26 SQ M (270 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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