



2 Julian Close, Broomfield, Chelmsford, Essex, CM1 7AZ

Council Tax Band D (Chelmsford City Council)



Offers in Excess of £450,000 Freehold

Bond Residential are delighted to offer for sale this four bedroom semi detached family home situated in the popular area of Broomfield.

#### ACCOMMODATION:

The property offers an entrance hallway, ground floor cloakroom with white suite, lounge/diner, modern fitted kitchen with integrated appliances and conservatory which overlooks and leads to the rear garden. To the first floor there are four bedrooms with two benefiting from fitted storage cupboards and a recently refitted family bathroom, this completes the internal accommodation. Outside the property benefits from a driveway which provides off road parking for multiple vehicles and the established rear garden has a paved patio area accessed directly from the conservatory, the remaining garden is lawn.

#### LOCATION:

Set in the popular parish of Broomfield which is situated to the North of Chelmsford, 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 a bus ride from Main Road, Broomfield.

The parish of Broomfield offers a village like feel with its own Church and church green, two local pubs/restaurants, library, local newsagents/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 which provides a direct service to London Liverpool St with a journey time as fast as 32 minutes.

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 chain 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 newly 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, Anglian Ruskin University and a selection of private schools.

TENURE: Freehold

COUNCIL TAX BAND: D

- Semi Detached Family Home
- Modern Fitted Kitchen with Integrated Appliances
- Recently Refitted Bathroom
- Conservatory & Cloakroom

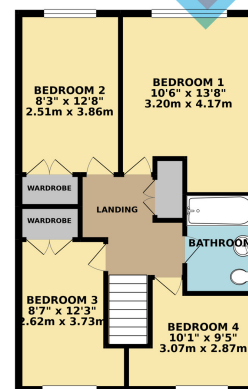
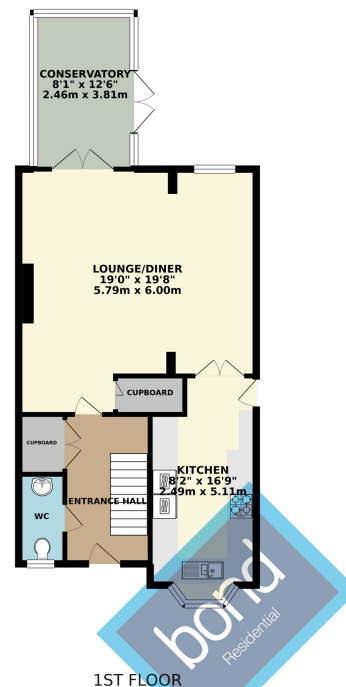
- Lounge/Diner
- Four Bedrooms
- Driveway Parking







# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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