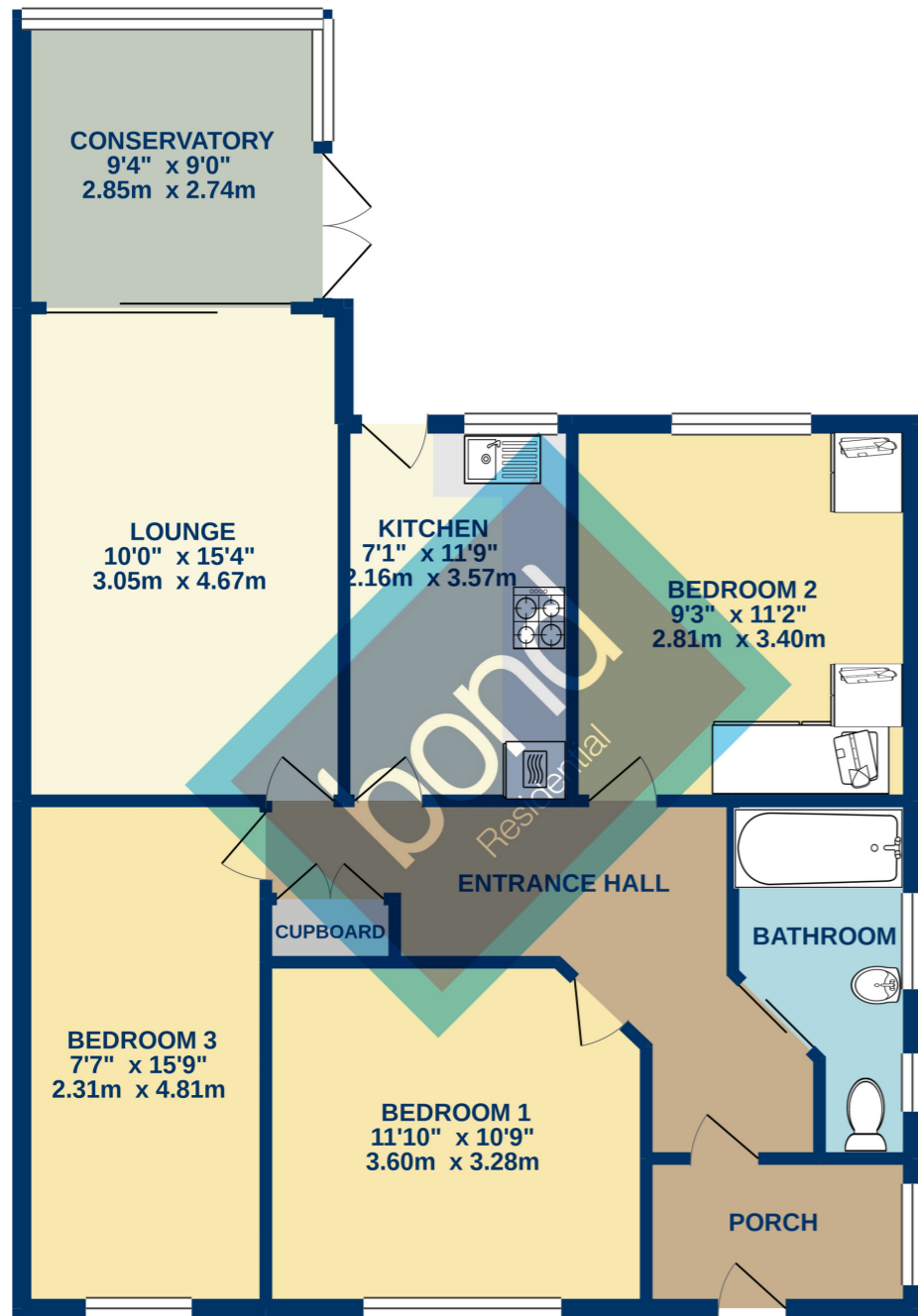


GROUND FLOOR



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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FLOORPLAN



Coombe Rise, Broomfield, Chelmsford, Essex, CM1 7DG



01245 500599
www.bondresidential.co.uk
43 New London Road, Chelmsford, CM2 0ND



Energy Efficiency Rating D



£375,000

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008.
Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.

Coombe Rise, Broomfield, Chelmsford, Essex, CM1 7DG



Bond Residential are delighted to offer for sale this semi detached bungalow situated in the popular Broomfield area.

THE PROPERTY:

The property offers an entrance porch, hallway, living room, conservatory, kitchen, three double bedrooms and bathroom. The property benefits from gas central heating and double glazed windows. Outside the property has a driveway which provides off road parking and hard landscaped rear garden with paved patio area.

AREA GUIDE:

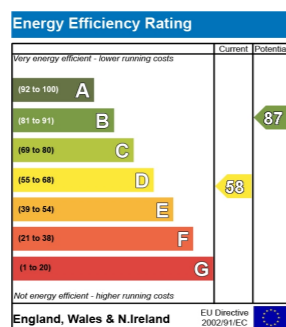
Set in the popular parish of Broomfield which is situated to the North of Chelmsford, Broomfield offers a popular primary school as well as Chelmer Valley High Schools. Both of Chelmsford's highly sought after grammar schools, King Edward VI grammar school and The County High School for girls are within a bus ride from the property along 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 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 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.

- Three Double Bedrooms
- Semi Detached Bungalow
- Gas Central Heating
- Double Glazed Windows
- Conservatory
- Driveway

£375,000



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