



Butlers Close, Broomfield, Chelmsford, Essex, CM1 7BE

Council Tax Band F (Chelmsford City Council)



£800,000 Freehold

Nestled in a tranquil cul de sac in the heart of Broomfield, Chelmsford, this delightful detached house offers an exceptional living experience. With a spacious layout and modern amenities, this property is perfect for families seeking comfort and convenience.

The ground floor boasts a generous lounge, a stylish kitchen/breakfast room, and a separate dining area, ideal for entertaining. A cosy sitting room and a practical study provide additional living space, while the utility room and WC add functionality.

Upstairs, four well-proportioned double bedrooms ensure ample accommodation for the whole family, the master suite benefits from an ensuite bathroom and a family bathroom with four piece suite completes the internal accommodation.

Externally the property benefits from a block paved driveway providing off road parking for numerous vehicles and leading to the double integral garage with twin doors. The landscaped rear garden features a paved patio and lawn with flower and shrub borders.

Location

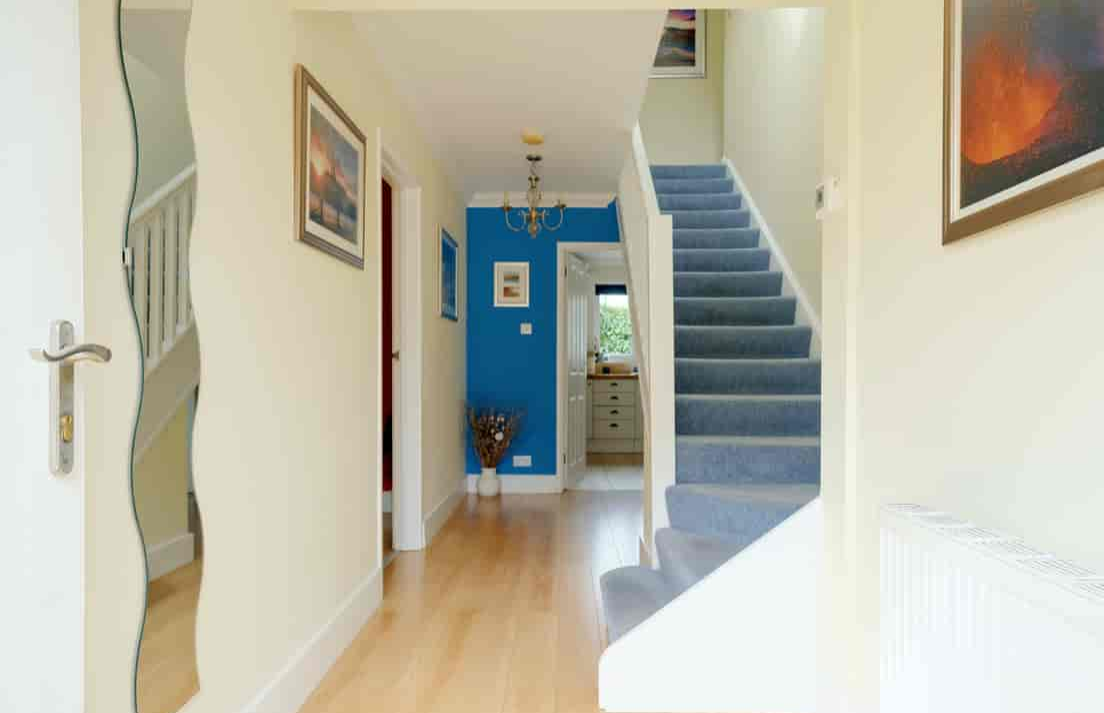
Butlers Close is situated in the sought after parish of Broomfield, there is a regular bus service which runs Main Road, Broomfield with the bus stops being within 200 yards of the property. Broomfield offers a popular primary school as well as Chelmer Valley High Schools. Both of Chelmsford's highly sought after grammar schools, King Edward VI grammar school and The County High School for girls are within a short 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, 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.

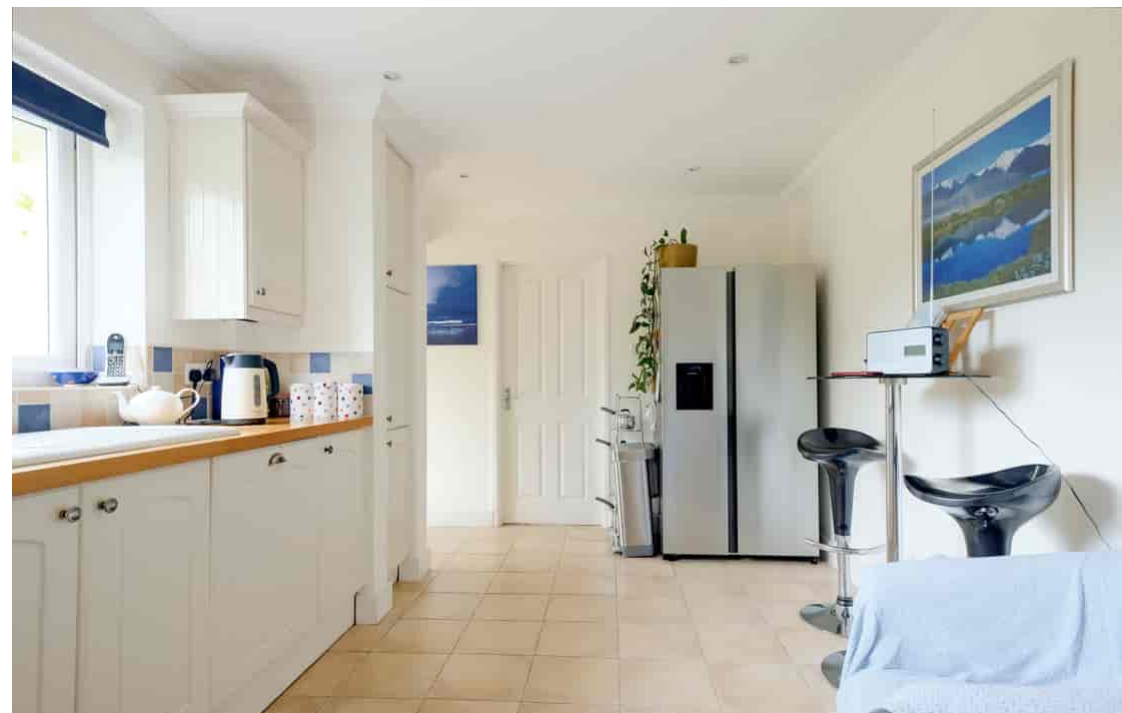
Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised 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 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, Anglia Ruskin University and a selection of private schools.

Chelmsford's mainline station which provides a direct service to London Liverpool St is within 2.5 miles of the property with a journey time as fast as 32 minutes.

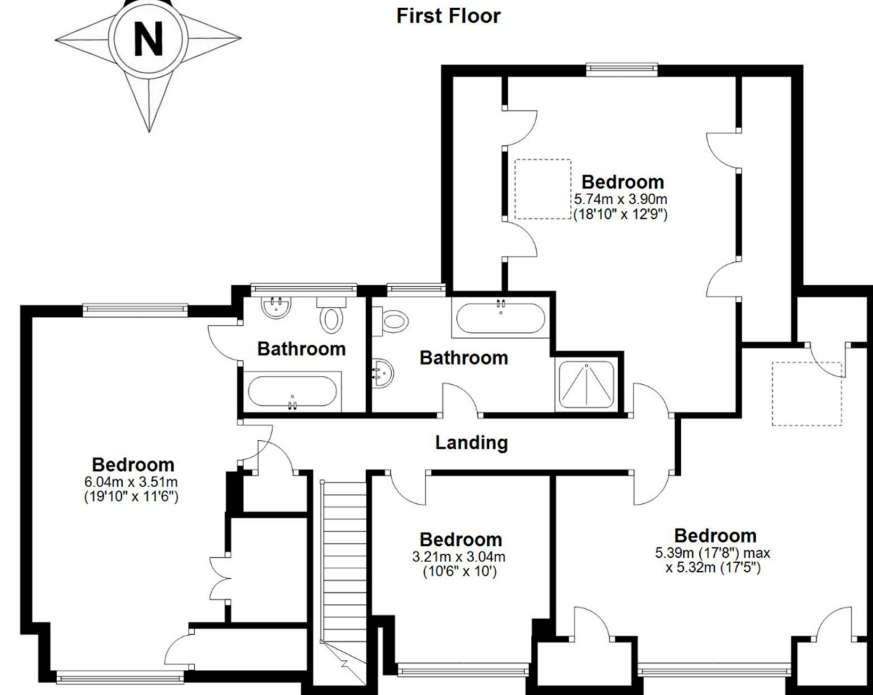
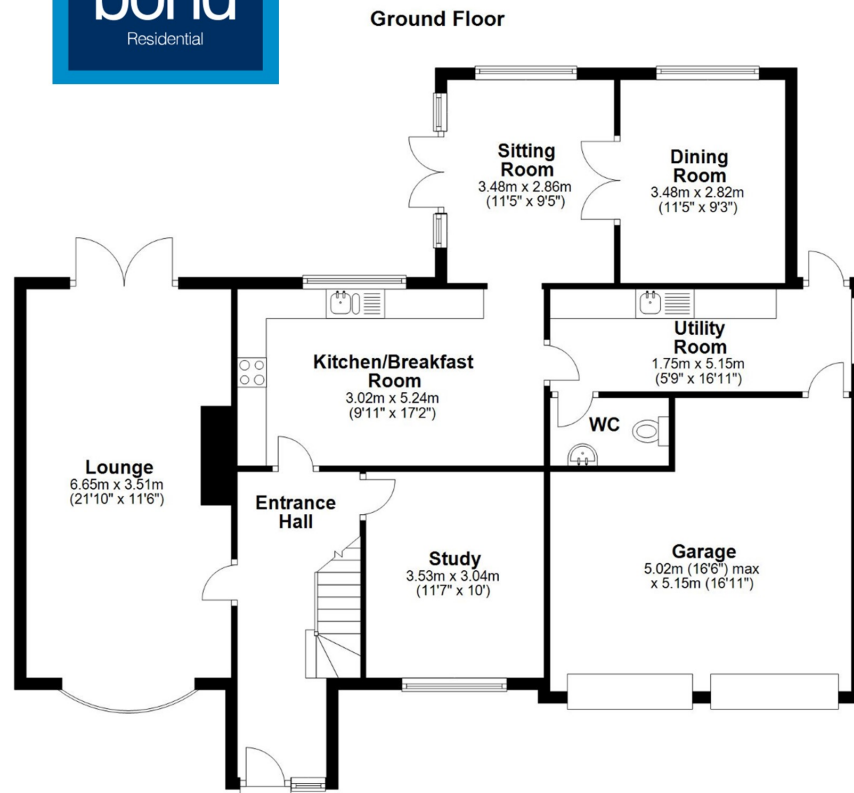
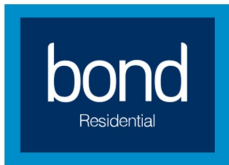
- Spacious detached house in a peaceful cul de sac
- Four well-proportioned bedrooms, including a master suite
- Stylish kitchen/breakfast room with modern fittings
- Utility room and convenient ground floor WC
- Superb transport links and local amenities nearby
- Double Garage & Driveway
- Generous lounge and separate dining room
- Cosy sitting room and practical study
- Close proximity to excellent schools and Broomfield Hospital
- No Onward Chain











APPROX INTERNAL FLOOR AREA 206 SQ M (2210 SQ FT)

PLUS OUTBUILDINGS 24 SQ M (260 SQ FT)

TOTAL 230 SQ M (2470 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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