



# Church Green, Broomfield, Chelmsford, Essex, CM1 7BD

Council Tax Band F (Chelmsford City Council)

 3  4  2

Offers In Excess of £700,000 Freehold



Bond Residential are delighted to offer for sale this extended detached family residence that has been owned by the owners late parents since new, the property is being sold with no onward chain.

The property offers an entrance hall, ground floor WC, study with Air Con unit, living room with feature fireplace, dining room, fitted kitchen and utility room. To the first floor there are four bedrooms, the main bedroom is a lovely size with a dressing area and en-suite shower room. The modern family shower room with white suite completes the internal accommodation. Outside the property benefits from a driveway providing off road parking which in turn leads to the double garage. The established rear garden offers different area's to sit in the warmer months as well as an ornamental pond.

Set in the popular parish of Broomfield which is situated to the North of Chelmsford, Church Green is a no through road with a lovely view of St Mary's church to the front aspect with public footpaths at the end of Church Green providing pleasant countryside walks.

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 the Church and church green, two local pubs/restuarants, 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.

- **Extended Detached Family Residence**
- **Three Reception Rooms**
- **Solar Panels**
- **Gas Central Heating**
- **Double Garage**

- **No Onward Chain**
- **Utility Room**
- **Air Con In Study & Landing**
- **En-Suite Plus Family Shower Room**
- **£280 Annual Maintenance Charge**







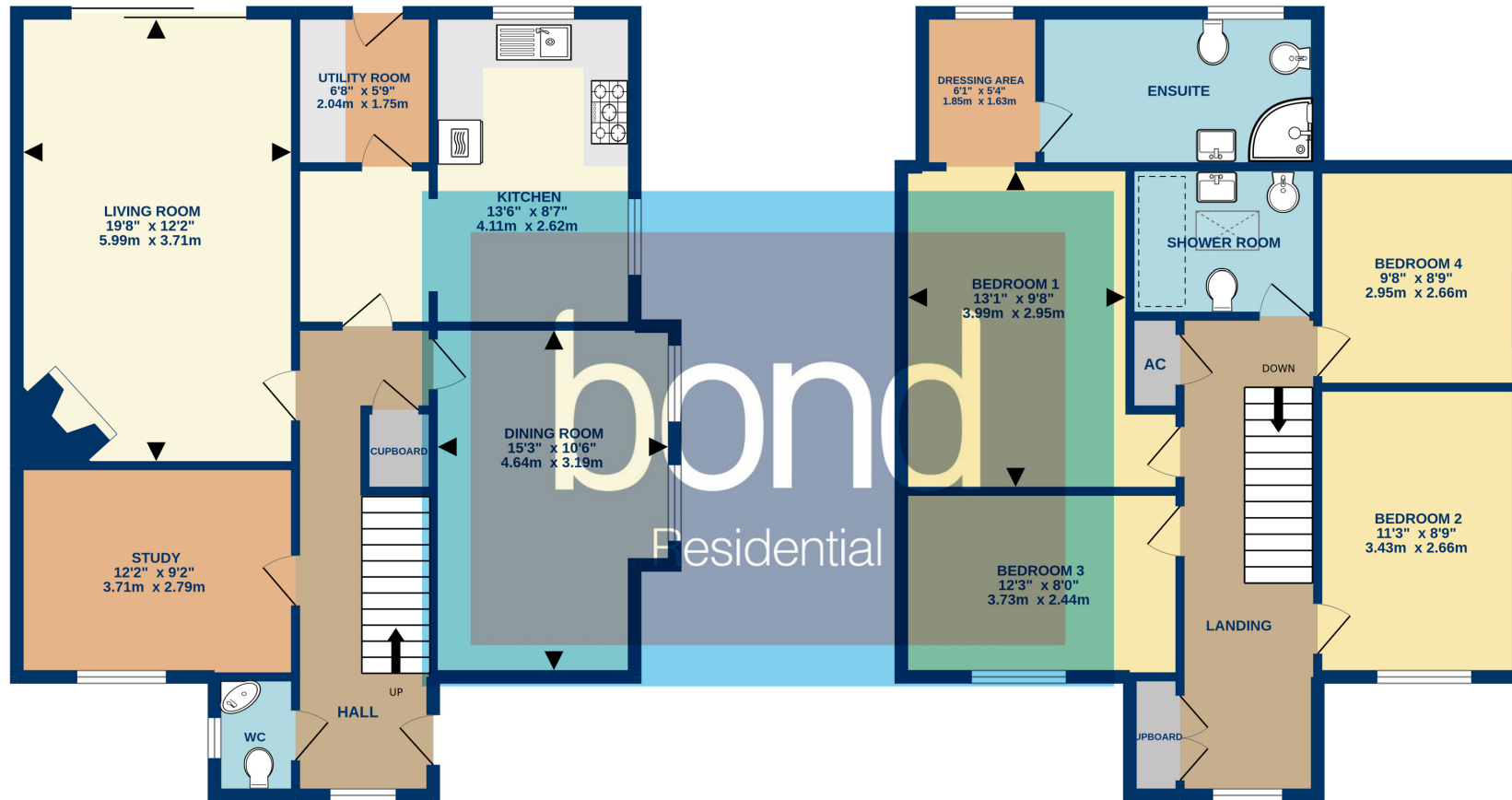






GROUND FLOOR

1ST 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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