



# 73 Glebe Crescent, Broomfield, Chelmsford, Essex, CM1 7BH

- Three Bedrooms
- Semi - Detached House
- Spacious Accommodation
- Extended
- Close Proximity To Chelmsford's City Centre and Train Station
- Popular Location
- Good Size Rear Garden
- Backing Onto Countryside
- Driveway and Carport



## PROPERTY DESCRIPTION

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Situated in the popular location of Glebe Crescent is this well-presented, extended, bright and airy three bedroom semi-detached family home. Accommodation is set over two floors and offers a well-considered flow throughout. To the ground floor there is an entrance hall, living room, kitchen / diner, utility room and a cloakroom. To the first floor are three bedrooms served by a family bathroom. The property would lend itself for further extension (STPP). To the front of the property there is off road parking and to the rear is a spacious, beautifully presented rear garden. The garden commences with a paved patio area, ideal for entertaining with the remainder mainly laid to lawn with a selection of flowers and shrubs. The rear garden also benefits from backing onto open countryside.

Glebe crescent is situated just off of Mill Lane which provides access to the Broomfield cricket ground and football club, there are a number of idyllic, countryside walks including alongside the River Chelmer, established nature reserves, woodland walks towards the village of Little Waltham. Beaulieu Park, Channells Golf course are accessible from the lane.

The property is located close to Chelmsford's city centre and the mainline train station, with direct services to London Liverpool Street station, a short walk from regular bus services and local amenities. It is served by a number of Ofsted rated "Good" and "Outstanding" primary and secondary schools, including top performing grammar schools KEGS and CCHS. Chelmsford city centre boasts a wider array of shopping facilities including two shopping precincts and the popular Bond Street with John Lewis store, leisure facilities including Riverside ice rink and leisure centre and there is a large selection of restaurants and bars. The A12 and A414 are within close proximity and provide access to the M25 and M11. Broomfield hospital is situated just over 1 miles from the property and Springfield hospital under two miles.



## ROOM DESCRIPTIONS

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### Property Information

(With approximate room sizes)

Entrance door leading through to;

### Entrance Hall

Windows to front aspect, stairs rising to first floor, access to;

### Living Room

15' 0" x 17' 7" (4.57m x 5.36m)

Window to front aspect, fireplace, access through to;

### Kitchen / Diner

18' 2" x 8' 1" (5.54m x 2.46m)

Window to rear aspect, range of matching wall and base units with work surfaces over, inset sink with drainer, integrated dishwasher, fridge and electric oven with gas hob, door leading through to larder, access to rear garden and access through to;

### Utility Room

7' 10" x 14' 9" (2.39m x 4.50m)

Doors providing access to front and rear aspects, range of base units with space for appliances, inset sink and drainer, access to;

### Cloakroom

3' 6" x 3' 6" (1.07m x 1.07m)

Window to rear aspect, low level WC, wash hand basin.

### First Floor Landing

Window to side access. access to bedrooms, family bathroom and loft access.

### Bedroom One

10' 9" x 13' 3" (3.28m x 4.04m)

Window to rear aspect, selection of fitted wardrobes and dressing table.

### Bedroom Two

10' 9" x 12' 5" (3.28m x 3.78m)

Window to front aspect.

### Bedroom Three

7' 8" x 7' 8" (2.34m x 2.34m)

Window to front aspect.

### Family Bathroom

7' 0" x 8' 2" (2.13m x 2.49m)

Window to rear aspect, low level WC, wash hand basin, paneled bath with shower over, airing cupboard.

### Exterior

To the front of the property is a block paved drive way providing off road parking, an area to the side is laid with shingle which could offer additional parking if required. There is an undercover carport area which also provides access through to the utility room.

To the rear is a good size, fully enclosed rear garden which backs onto open - countryside. The rear garden is well presented and commences with a paved patio area, ideal for entertaining, the remainder is mainly laid to lawn with a selection of flowers and shrubs.

### Agents Note

The property benefits from double glazing throughout and gas central heating.

Broadband - BT Fibre and Sky available.

Council Tax Band - D

EPC - TBC

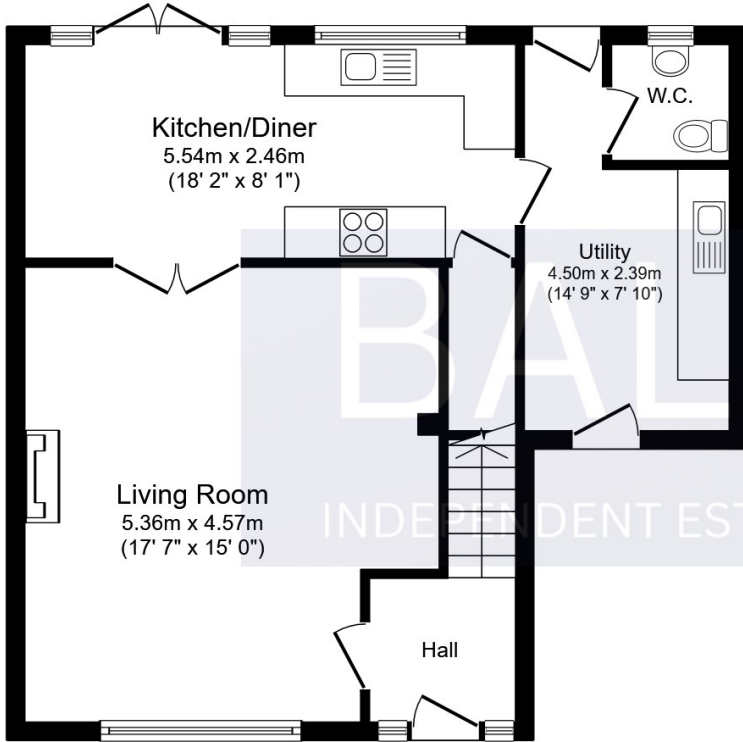
### Viewings

By prior appointment with Balch Estate Agents.

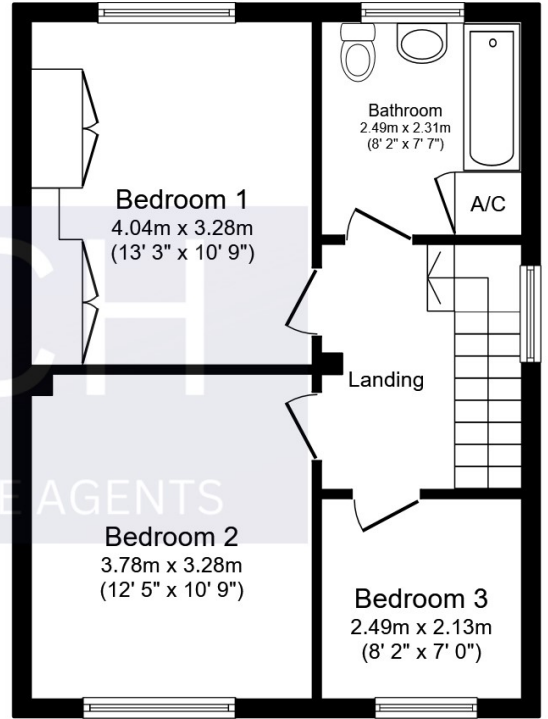
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



# FLOORPLAN & EPC




Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

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