



Woodhouse Lane, Broomfield, Chelmsford, Essex, CM1 7EU
£400,000



*** GUIDE PRICE £400,000 to £ 435,000 *** We are pleased to offer to the market this spacious three bedroom semi detached family home which has significant scope for development stpp. The substantial accommodation on offer starts with the ground floor, lounge, dining room, kitchen, utility, ground floor shower room and large conservatory. Whilst to the first floor there are three good size bedrooms and family bathroom. Externally the property has a wide frontage that could be extended to the side stpp. Also ample off street parking available. The rear garden is mainly laid to lawn with several mature shrubs and flowers to boarders. The property is accessed via the private and semi rural road leading from the surrounding fields of Woodhouse lane. The property is fairly close to Broomfield Hospital with excellent bus service to and from town. Local schools, shops and amenities are all in close proximity.

- SEMI RURAL LOCATION
- TWO RECEPTION ROOMS
- GROUND FLOOR CLOAKROOM/SHOWER ROOM
- CLOSE TO BROOMFIELD HOSPITAL
- VILLAGE PUBS SERVING FOOD NEARBY
- SCOPE FOR FURTHER IMPROVEMENT/EXTENSION
- CONSERVATORY
- UTILITY ROOM
- COUNTRYSIDE WALKS ON YOUR DOORSTEP



Entrance Hall

Entrance via double glazed front door with doors leading to accommodation and stairs to first floor.

Lounge



3.4m x 5.34m (11' 2" x 17' 6") Large double glazed window to front aspect, door leading to kitchen and conservatory.

There is an attractive log burner feature that is focal to the room and wood flooring.

Dining room



2.87m x 3.33m (9' 5" x 10' 11") Large double glazed window to front aspect, wood flooring and opening leading to Kitchen.

Kitchen breakfast



2.35m x 4.36m (7' 9" x 14' 4") Large galley style opening to breakfast area. There is a comprehensive range of wall and base level units with rolled work-surface incorporating sink drainer unit. Built in oven and tiling to walls and floor. Door leading to Utility and shower room.

Utility



1.90m x 2.38m (6' 3" x 7' 10") Window to front aspect, rolled work-surface incorporating sink drainer unit. Space and plumbing for washing machine.

shower room



Opaque window to side aspect. White three piece suite comprising off low level w/c, pedestal hand wash basin, large walk in shower cubicle and complementary tiling to walls and floor.

Conservatory



2.89m x 3.77m (9' 6" x 12' 4") Surrounding full length windows and door leading to garden, Wood flooring.

Bedroom one



2.81m x 3.37m (9' 3" x 11' 1") Dual aspect double glazed windows to sides. Built in wardrobe.

Bedroom two



3.36m x 3.73m (11' 0" x 12' 3") Double glazed window to front aspect, built in wardrobe.

Bedroom three



2.48m x 2.50m (8' 2" x 8' 2") Double glazed window to rear aspect, Space for bedroom furniture.

Family bathroom



Three piece suite comprising of panel bath with wall mounted shower and screen. Vanity sink unit with additional storage below, low level w/c. Opaque window to side aspect. Complementary tiling to walls and floor.

Rear Garden



This private rear garden is mainly laid to lawn with mature shrubs and flowers to borders. There is a side access gate to the front.

Front Garden



Own driveway offering ample off street parking with the remainder laid to lawn with own front gate and pathway. Shed to remain.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.