



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

- FOUR BEDROOM DETACHED
- PRIVATE MEWS LOCATION
- DRIVEWAY FOR SEVERAL VEHICLES
- DETACHED DOUBLE GARAGE
- REFITTED KITCHEN AND BATHROOM
- WELL MAINTAINED REAR GARDEN
- NO ONWARD CHAIN
- VIEWING ESSENTIAL



PROPERTY DESCRIPTION

Built in 1978 by Countryside properties is this well presented Four Bedroom Detached Family Home. The property is in a private mews and also opposite farmland which creates some excellent countryside views. The property provides Three Reception Rooms, a Refitted Kitchen and a Cloakroom to the ground floor, with the first floor comprising of Four Bedrooms, a Refitted Family Bathroom and an En-Suite Shower Room off of the Principal Bedroom. The property further benefits from gas central heating, a driveway providing off road parking for several vehicles, a Detached Double Garage and a mature pleasant rear garden. (Council Tax - Band E)

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 just a short walk away by using the newly opened footpath/cycle route which can be joined at Church Green.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Entrance door leads into the entrance hall

ENTRANCE HALL

15' 2" x 3' 5" (4.62m x 1.04m)

Radiator, built in cloaks cupboard, stairs to first floor with useful under stairs storage cupboard, doors to:

OFFICE

7' 2" x 5' 8" (2.18m x 1.73m)

Radiator, window to front.

CLOAKROOM

7' 1" x 2' 9" (2.16m x 0.84m)

White suite comprising w.c, wash hand basin, radiator, window to side.

LOUNGE

18' 1" x 12' 1" (5.51m x 3.68m)

Radiator, feature remote controlled gas fire, a dual aspect room with window to rear overlooking the garden and glazed patio doors to the side.

RE-FITTED KITCHEN

10' 3" x 10' 3" (3.12m x 3.12m)

Refitted with a range of modern units with Corian working surfaces comprising one and a half sink unit with cupboards and drawer unit, built in induction hob, oven and cooker hood above, space for dishwasher, space for fridge freezer and washing machine, breakfast bar area, radiator, eye level cupboards with one housing the Ideal gas fired boiler, double glazed window to rear, inset spot lights, door to side.

DINING ROOM

11' 4" x 9' 3" (3.45m x 2.82m)

Radiator, window to front with view down the drive and with the field view in front.

FIRST FLOOR LANDING

16' 1" x 2' 6" (4.90m x 0.76m)

Radiator, window to side, access to loft space, built in airing cupboard, doors to:

BEDROOM ONE

18' 1" x 10' 6" (5.51m x 3.20m)

Radiator, further range of built in wardrobe cupboards with mirror and drawer between, window to rear with view over garden, door to

EN-SUITE SHOWER ROOM

7' 5" x 4' 2" (2.26m x 1.27m)

White suite comprising w.c, corner wash hand basin, shower cubicle with fitted Mira shower unit, fully tiled walls, window to side, coved ceiling, inset spot lights.

BEDROOM TWO

11' 5" x 9' 1" (3.48m x 2.77m)

Radiator, built in mirror fronted wardrobe cupboards, window to front.

BEDROOM THREE

12' 2" x 6' 5" (3.71m x 1.96m)

Radiator, window to rear.

BEDROOM FOUR

10' 4" x 7' 1" (3.15m x 2.16m)

Radiator, window to front.

RE-FITTED FAMILY BATHROOM

9' 5" x 4' 7" (2.87m x 1.40m)

A white suite comprising panel enclosed bath with mixer tap, fitted shower with rain head and separate hose, bi-folding screen to side, w.c, wash hand basin with mixer tap and cupboards under, tiled flooring with under floor heating, towel warmer, fully tiled walls, fitted mirror, double glazed window to front, inset spot lights.

DETACHED DOUBLE GARAGE

17' 1" x 16' 4" (5.21m x 4.98m)

A double width garage with twin up and over doors to the front, light and power connected, eaves storage space.

EXTERIOR

To the front of the property there is a large gravelled area providing parking for several vehicles. There is a side access gate leading to the mature rear garden and commences with a paved patio area with the remainder being laid to lawn with well stocked borders, outside tap, outside light and power, a children's playhouse will remain.

AGENTS NOTE

We have been informed that the Vendors pay into a fund with other owners of the properties to cover any maintenance / upkeep of the Road. (This year was £250)

The property is located in a conservation area and there is only one master TV aerial which serves all of the properties.

SERVICES

ALL MAIN SERVICES ARE CONNECTED

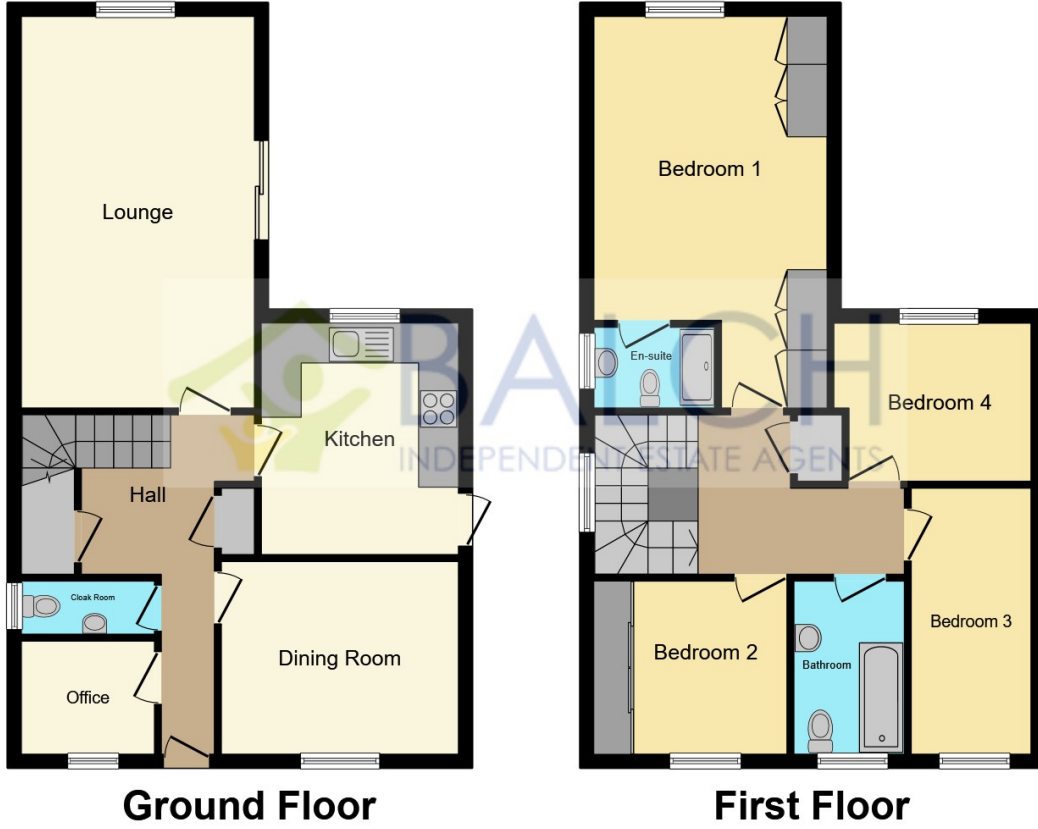
VIEWINGS

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



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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