



## 6 Mandeville Way, Broomfield, Chelmsford, Essex, CM1 7HN

- Four Bedroom Detached House
- Extended
- Garage and Driveway
- Popular Location
- Two Reception Rooms
- Modern Fitted Kitchen / Breakfast Room
- En-Suite to Master Bedroom
- Family Bathroom
- Ground Floor Cloakroom
- Close Proximity to Chelmsford's City Centre and Train Station
- 0.3 Miles to Broomfield Hospital
- Beautifully Maintained Front and Rear Gardens



## PROPERTY DESCRIPTION

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Being offered for the first time to the market in 46 years is this extended, bright and airy four bedroom, detached family home. Accommodation is set over two floors and offers a well-considered flow throughout. The ground floor accommodation comprises an entrance hall providing access to a cloakroom, living room dining room and recently installed, modern kitchen / breakfast room. To the first floor there are four well proportioned bedrooms, the master bedroom is served by a modern, en-suite shower room and a family bathroom serves the remainder of the bedrooms.

Externally the property enjoys beautifully maintained front and rear gardens, off road parking for multiple vehicles, a spacious garage with personal door leading to the rear garden. The fully enclosed, southerly facing rear is mainly laid to lawn and offers a selection of mature and established flower beds to the borders.

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 approximately 0.3 miles walking distance from the property and Springfield hospital approximately 2.5 miles.



# ROOM DESCRIPTIONS

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## Property Information

(With approximate room sizes)

Entrance door leading through to;

## Entrance Hall

Window to front aspect, turning staircase to first floor, under-stairs storage cupboard, access to cloakroom, kitchen, living room and dining room.

## Cloakroom

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

## Kitchen

2.63m Max x 5.45m Max (8' 8" Max x 17' 11" Max)

Window and door to rear aspect, range of modern, matching wall and base units with work surfaces over, breakfast bar, inset porcelain sink and drainer, range of integrated appliances including Bosch dishwasher, Bosch Fridge Freezer, AG washing machine, Lamona tumble dryer, Bosch ceramic hob with extractor over, Bosch Pyrolytic self cleaning oven, microwave oven and warming draw.

## Living Room

4.55m Max x 5.47m (14' 11" Max x 17' 11")

Windows to side and rear aspects, french doors leading to rear garden. feature fireplace.

## Dining Room

3.61m x 4.18m (11' 10" x 13' 9")

Bay window to front aspect, feature fireplace.

## First Floor Landing

Access to bedrooms one, two, three, four, family bathroom and airing cupboard.

## Bedroom One

3.66m Max x 5.56m (12' 0" Max x 18' 3")

Window to rear aspect, range of fitted bedroom furniture, access to;

## En-suite Shower Room

1.5m x 2.16m (4' 11" x 7' 1")

Window to side aspect, low level WC, wash hand basin and double width shower cubicle.

## Bedroom Two

3.67m x 4.18m (12' 0" x 13' 9")

Window to front aspect.

## Bedroom Three

3.55m x 3.03m (11' 8" x 9' 11")

## Bedroom Four

2.64m x 2.82m (8' 8" x 9' 3")

Window to front aspect, storage cupboards.

## Family Bathroom

1.69m x 1.97m (5' 7" x 6' 6")

Window to side aspect, low level WC, paneled bath with shower over.

## Garage

2.39m x 6.04m (7' 10" x 19' 10")

Electric roller garage door to front aspect, personal door to rear aspect leading to the rear garden. Power and light connected.

## Exterior

The property is approached from the front and provides block paved, driveway parking, access to the garage. A front garden provides a selection of beautifully maintained flowers and shrubs, to the rear is a fully enclosed southerly facing rear garden. The rear garden commences with a paved patio area, ideal for entertaining, gated side access and a raised fish pond, the remainder is mainly laid to lawn with extensive flower and shrub borders to the boundaries, there is a further patio to the rear and summer house.

## Agents Note

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

Broadband - BT Fibre and Sky available.

Council Tax Band - E

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.

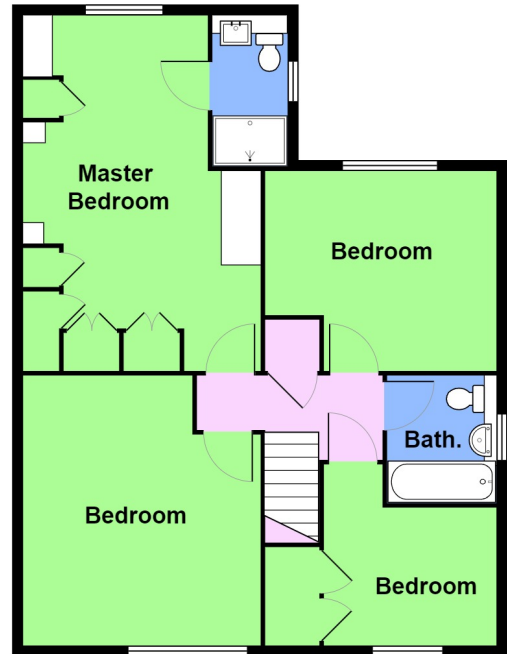
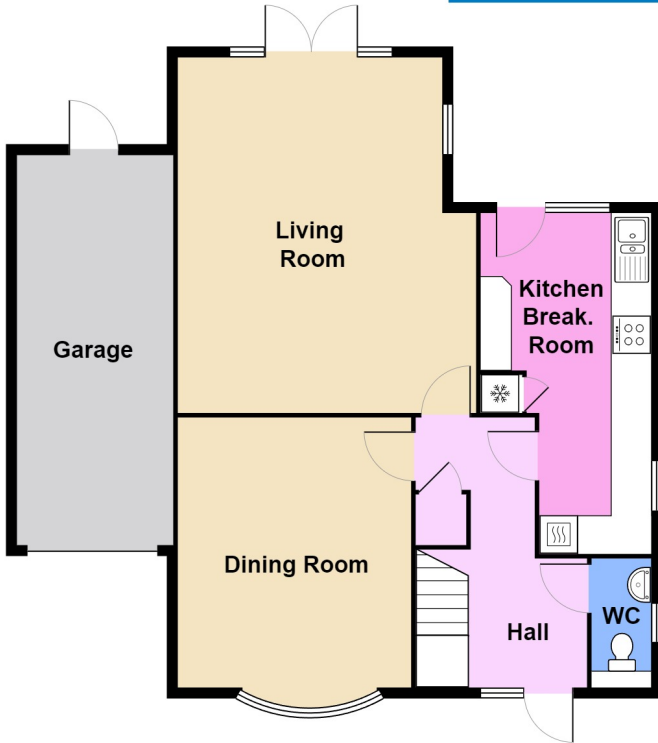


# FLOORPLAN & EPC

**Ground Floor**  
Area: 78.5 m<sup>2</sup> ... 844 ft<sup>2</sup>



**1st Floor**  
Area: 63.1 m<sup>2</sup> ... 679 ft<sup>2</sup>



Total Area: 141.6 m<sup>2</sup> ... 1524 ft<sup>2</sup>

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.



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>		79
(55-68)	<b>D</b>	66	
(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	

Chelmsford  
Hospital Approach, Chelmsford, CM1 7FA  
01245 258866  
selling@balchagents.com