



274 Broomfield Road, Chelmsford, Essex, CM1 4DY

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£575,000 Freehold

ACCOMMODATION

This beautifully extended and remodelled semi-detached family home offers a unique blend of modern design and traditional charm. Step into the inviting entrance hall with a vaulted ceiling, leading to a living room featuring a striking feature fireplace. The property also boasts a cosy study with a corner fireplace. The heart of the home lies in the open plan kitchen/dining room, where double doors open up to reveal a picturesque view of the rear garden. A utility room and cloakroom on the ground floor add practicality and convenience to the living space. Upstairs, the first floor presents a master bedroom suite with a dressing area and en suite bathroom, complete with a contemporary white suite. Two additional bedrooms and a shower room with a modern white suite offer ample accommodation for a growing family.

Outside, the property impresses with a driveway providing off-road parking for multiple vehicles, leading to a garage for secure storage. The landscaped rear garden is a true oasis, featuring a raised decking area offering panoramic views, steps leading to a lush lawned area, and a private decking space for outdoor relaxation. An outbuilding provides additional storage or potential for a home office.

LOCATION

Situated in the popular Broomfield Road, this exceptional family home offers a perfect blend of convenience and luxury. Located within 1.2 of a mile of Chelmsford city centre and mainline station, this property provides easy access to a wide range of amenities and excellent transport links. Families will appreciate the proximity to a selection of top-performing schools, including Chelmsford's two grammar schools, which consistently rank among the best in the UK. Additionally, the nearby Broomfield parade offers a variety of day-to-day amenities, ensuring all your needs are met within a short distance.

Chelmsford city centre is a vibrant hub, offering an array of dining and socialising options. From charming independent restaurants to well-known chains serving cuisines from around the world, there is something to suit every taste. The city also boasts two theatres, including the Civic Theatre, and two multi-screen cinemas, providing ample entertainment options. The pedestrianised High Street, shopping precincts, retail parks, and designer stores in Bond Street offer a diverse shopping experience for residents. For those seeking leisure and sporting activities, Chelmsford has it all. With a selection of gyms, the newly refurbished Riverside Ice & Leisure Centre, golf courses, and sports clubs, there is something for everyone. The city is also home to Essex County Cricket Club, adding to its sporting prestige.

Nature enthusiasts will enjoy the nearby parks and open spaces, including the picturesque Chelmer Valley Local Nature Reserve. Chelmsford is renowned for its educational excellence, with Writtle Agricultural College, Anglian Ruskin University, and several private schools adding to its educational offerings.

The city's mainline station provides direct services to London Liverpool St, with a journey time as fast as 32 minutes, making it an ideal location for commuters.

- Extended & Remodelled Family Home
- Study

- Living Room With Feature Fireplace
- Fitted Kitchen/Dining Room With Built In Appliances

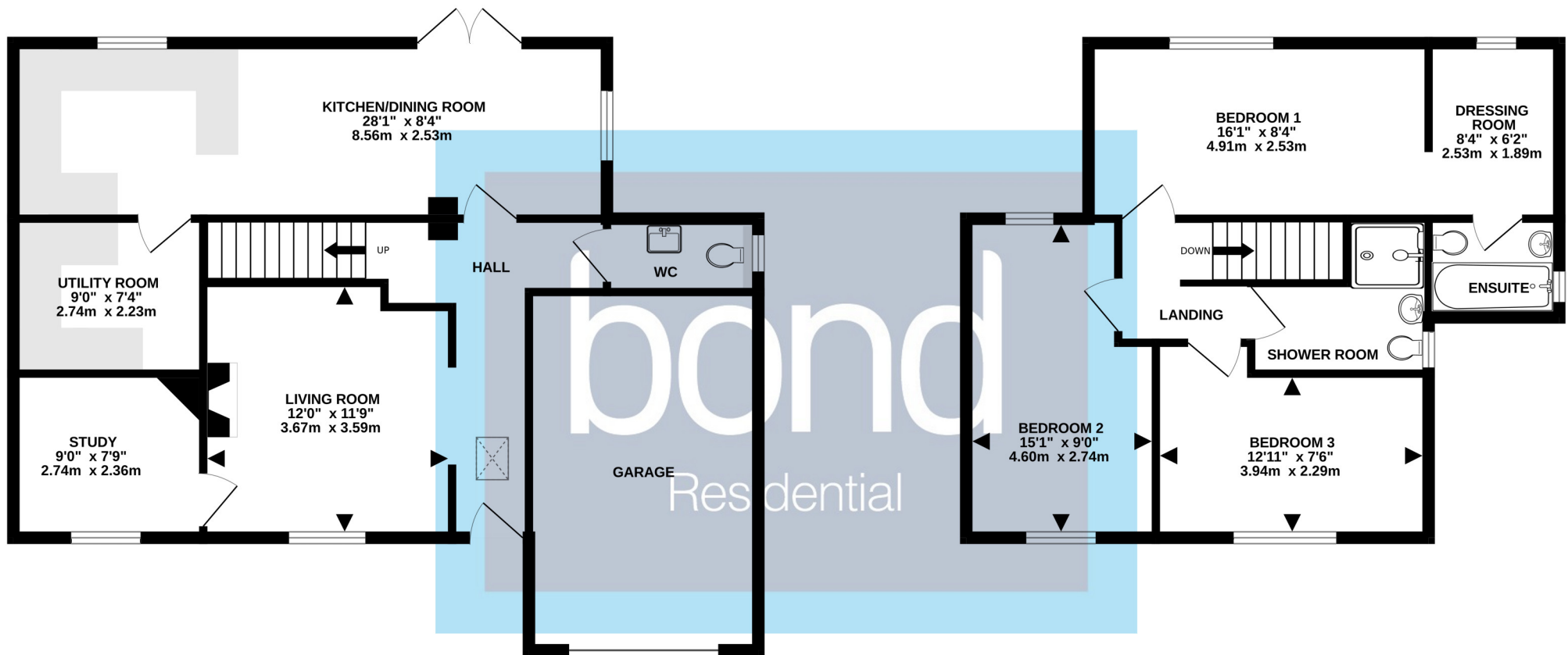






GROUND FLOOR
813 sq.ft. (75.5 sq.m.) approx.

1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 sq.m.) approx.

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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78, New London Road,
Chelmsford, Essex, CM2 0PD
Telephone: 01245 500599
Website: www.bondresidential.co.uk

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