



113 Longshots Close, Broomfield, Chelmsford, Essex, CM1 7DU

Council Tax Band E (Chelmsford City Council)



£535,000 Freehold



Welcome to this beautifully presented modern linked family home, offering a perfect blend of style and functionality. Situated in the sought-after parish of Broomfield, this property is ideal for families looking for ample space and contemporary living. Situated with easy access to idyllic countryside walks, this home is a haven for nature lovers and those seeking a peaceful retreat from the hustle and bustle of daily life.

The ground floor boasts a convenient cloakroom and a cosy sitting room, perfect for relaxing evenings. The heart of the home is undoubtedly the fitted kitchen/breakfast room, a culinary enthusiast's dream, which seamlessly flows into the dining room. Here, double doors open up to reveal a stunning rear garden, creating a harmonious indoor-outdoor living experience. The ground floor also features a versatile family room, offering additional space for entertainment or relaxation. A dedicated study connects through to both the kitchen/breakfast room and family room, providing a quiet retreat for work or study.

Ascending to the first floor, you will find the master bedroom, complete with fitted wardrobes and an ensuite shower, offering a private sanctuary for the homeowners. Three further well-proportioned bedrooms provide ample space for family members or guests, all serviced by a stylish family bathroom. The rear bedrooms also have the added benefit of seeing the beautiful field views behind the boundary fence.

Externally, the property impresses with a block-paved driveway at the front, which provides off road parking. The landscaped rear garden is a true delight, featuring a patio area for al fresco dining, a lush lawn, and beautifully maintained flower and shrub borders, creating a serene oasis for relaxation and play.

## Location

Longshots Close is situated in the sought after parish of Broomfield, Broomfield parade is located within walking distance of the property and offers local day to day amenities, there is a regular bus service which runs Main Road, Broomfield with the bus stops being within 0.6 of a mile of the property.

Broomfield offers a popular primary school as well as Chelmer Valley High Schools. Both of Chelmsford's highly sought after grammar schools, King Edward VI grammar school and The County High School for girls are within walking distance or a short bus ride from the property along Main Road, Broomfield. The parish of Broomfield offers a village like feel with its own Church and church green, a local pub/restaurant, library, local news agents/convenience store, a football club and cricket club. Situated to the North of Chelmsford city centre, Broomfield offers a regular bus service to the city centre and mainline station.

Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store. Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs and gyms including the newly refurbished Riverside Ice & Leisure.

Chelmsford is renowned for its educational excellence and alongside the local schools, it offers two of the country's top performing grammar schools, Writtle agricultural college, Anglia Ruskin University and a selection of private schools.

- Link Detached Family Home
- Fitted Kitchen
- Four Bedrooms
- En-Suite Shower Plus Bathroom
- Driveway Parking

- Gas Central Heating
- Ground Floor WC
- Three Reception Rooms + Study
- Set In A Mews Location
- Established Rear Garden











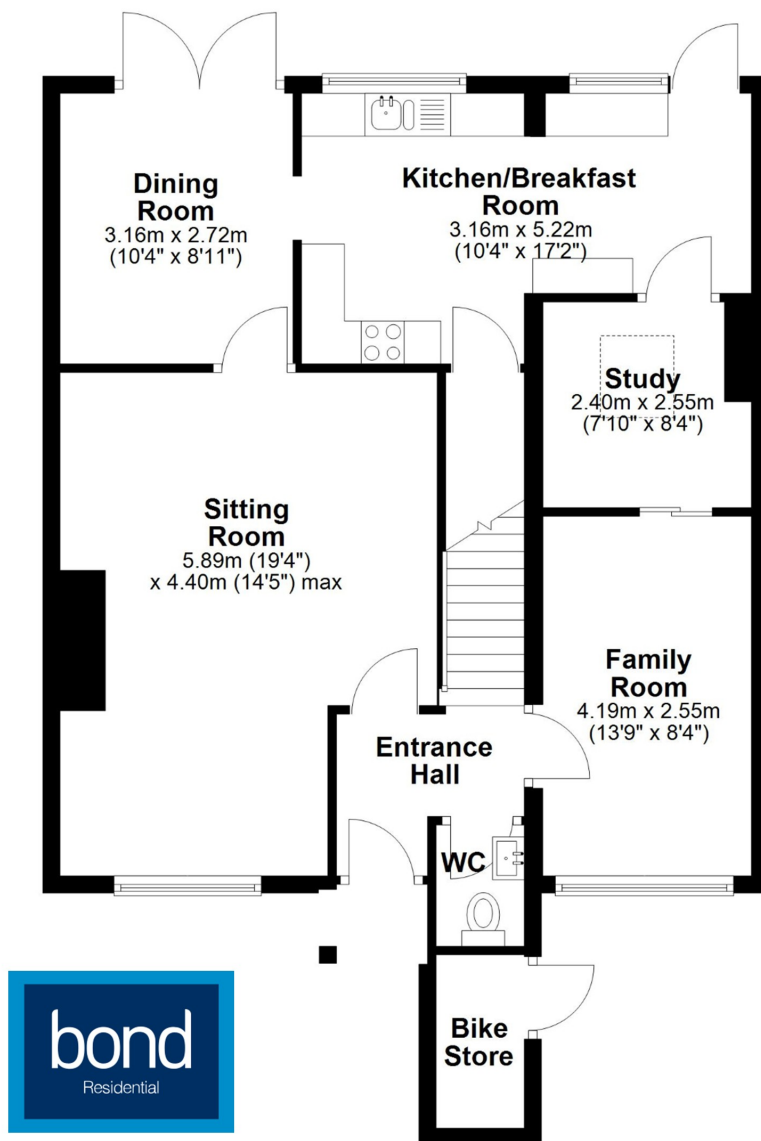




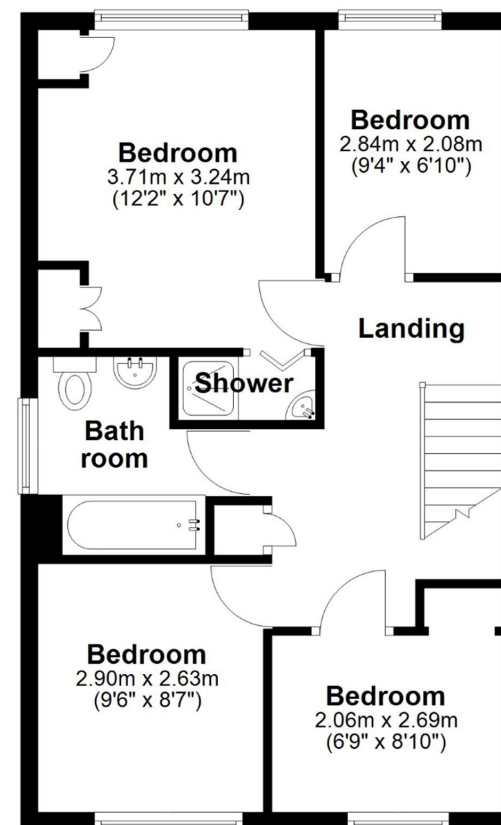




## Ground Floor



## First Floor



**APPROX INTERNAL FLOOR AREA 127 SQ M (1370 SQ FT)**

This floorplan is for illustrative purposes only and is  
**NOT TO SCALE** all measurements are approximate

**NOT** to be used for valuation purposes.

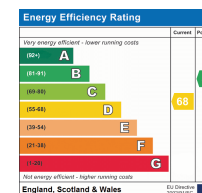
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