



# Skerry Rise, Broomfield, Chelmsford, Essex, CM1 4EG

Council Tax Band C (Chelmsford City Council)



Offers In Excess of £500,000 Freehold



Bond Residential are delighted to offer for sale this extended semi detached family home ideally situated for the Grammar Schools & Broomfield Hospital.

The property offers an entrance hall, ground floor WC, lounge & open plan kitchen/dining/family room. To the first floor there are four bedrooms, en-suite shower room to the main bedroom plus a family bathroom with white suite. Outside the property is situated on a corner plot with a hardstanding front garden and a rear garden which is mainly laid to lawn. The current owner has recently been in communication with Essex Highways regarding dropping the kerb to create a driveway, further information is available at our office to discuss further.

## LOCATION

Set on a corner plot within the popular parish of Broomfield which is situated to the North of Chelmsford, the property is conveniently positioned within walking distance of local amenities and a bus stop with service into the city centre. The parish of Broomfield offers a village like feel with its own Church and church green, two local pubs/restaurant's, 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 chain 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, 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.

- Extended Semi Detached Family Home
- Lounge
- Four Bedrooms
- Gas Central Heating

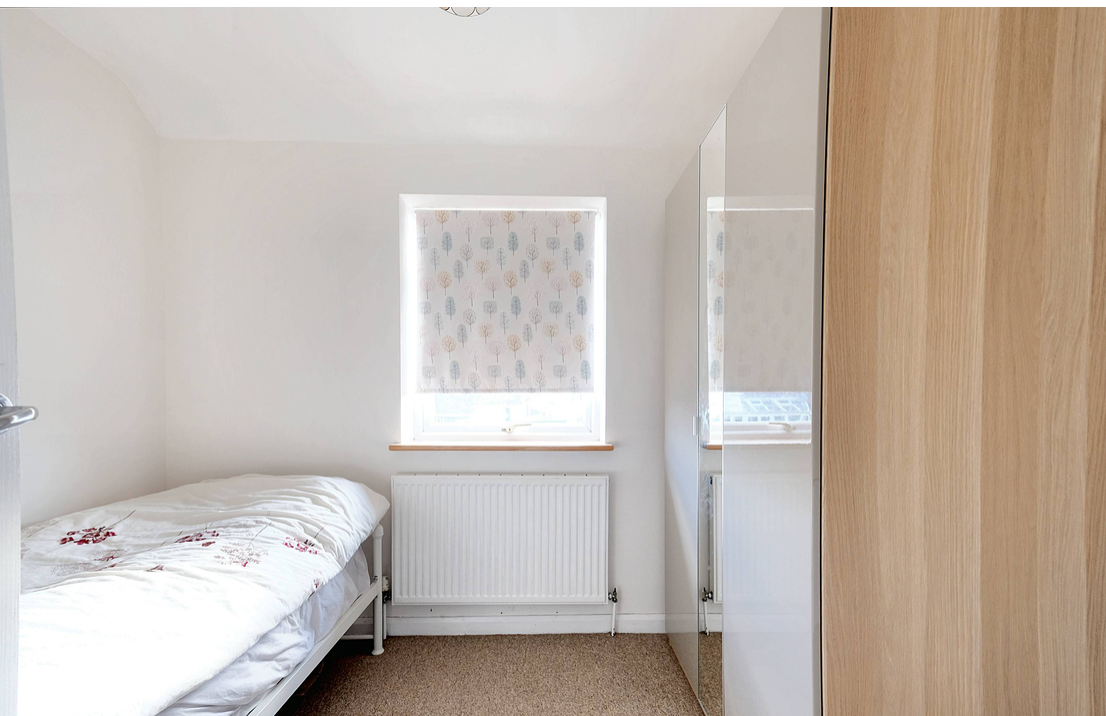
- Ground Floor WC
- Open Plan Kitchen/Dining/Family Room
- Two Shower Room/Bathrooms
- Front & Rear Gardens









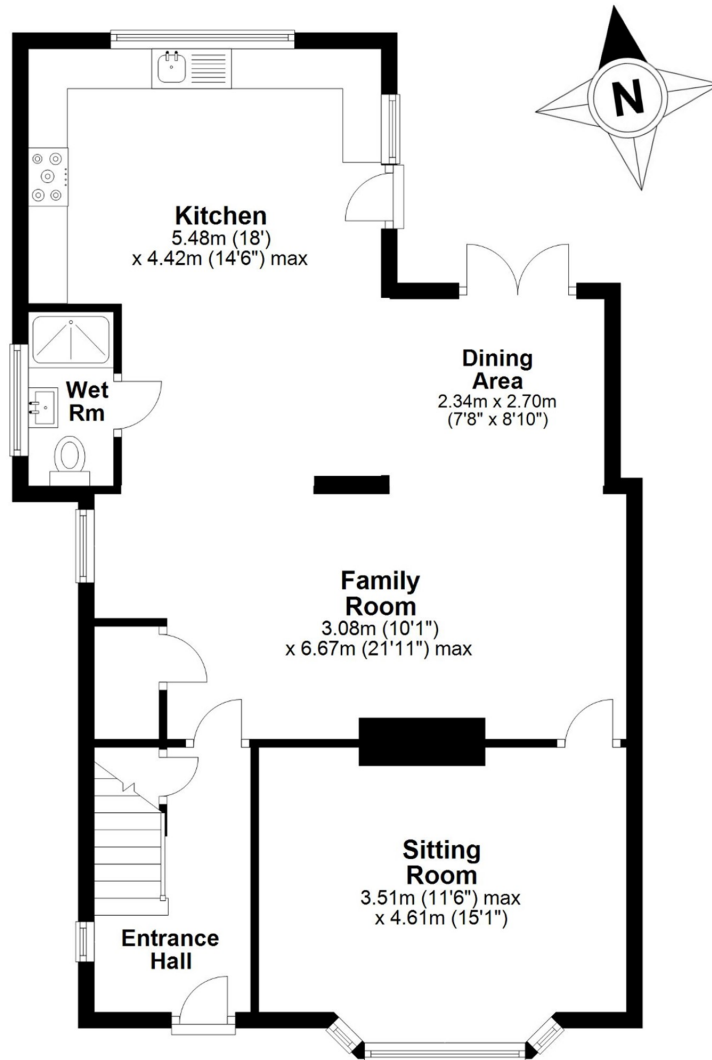




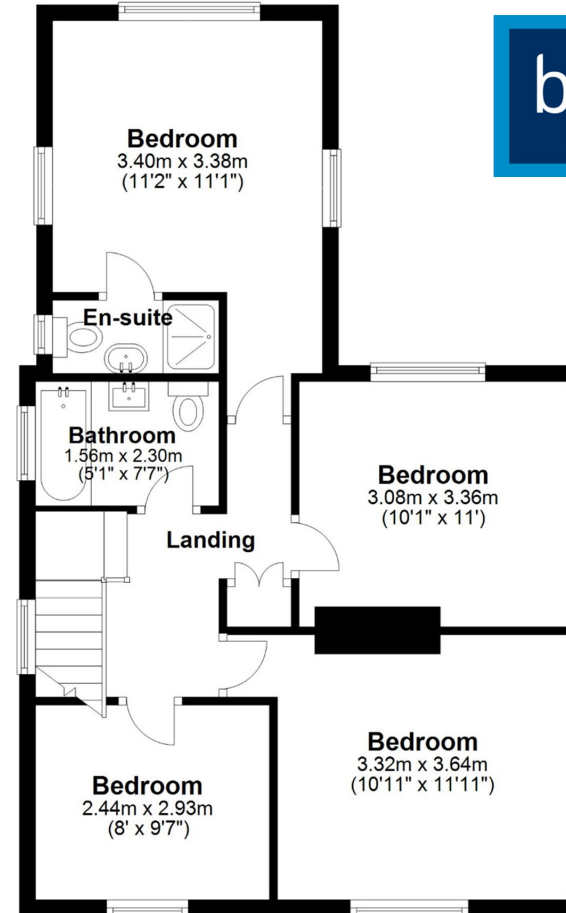




## Ground Floor



## First Floor



**APPROX INTERNAL FLOOR AREA 134 SQ M (1450 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.  
**Copyright Bond Residential 2024**

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

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008. Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.

