



# 30 Church Avenue, Broomfield, Chelmsford, Essex, CM1 7EZ

- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY/FAMILY ROOM
- REFITTED KITCHEN
- CLOAKROOM
- FIRST FLOOR SHOWER ROOM
- PLEASANT FRONT AND REAR GARDENS
- CLOSE TO CHELMER VALLEY HIGH SCHOOL AND BROOMFIELD HOSPITAL
- NO ONWARD CHAIN
- VIEWING HIGHLY RECOMMENDED



## PROPERTY DESCRIPTION

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Located on a walkway and overlooking a greensward to the front is this two double bedroom family home. The accommodation comprises of an entrance hall, cloakroom, two reception rooms, conservatory/family room and a refitted kitchen to the ground floor with two bedrooms and a shower room to the first floor. The property further benefits from gas central heating, pleasant front and rear gardens and is being offered to the market with the added advantage NO ONWARD CHAIN. (Council Tax Band - C)

The property is situated very close to Broomfield Hospital and Chelmer Valley High School, whilst Chelmsford City Centre with its excellent range of shopping and leisure facilities is approximately 3.5 miles.



## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Double glazed entrance door leads into the entrance hall.

### ENTRANCE HALL

Stairs rising to first floor, door to lounge and dining room, sliding door to cloakroom.

### CLOAKROOM

Obscure window to front, low level wc, vanity wash hand basin.

### LOUNGE

19' 8" MAX x 9' 10" (5.99m x 3.00m)

Window to front, patio door to the conservatory/family room, door to dining room.

### DINING ROOM

12' 1" > 8'10 x 12' 5" (3.68m x 3.78m)

Under stairs storage cupboard, archway to kitchen, door to lounge and conservatory/family room.

### REFITTED KITCHEN

Fitted with a range of base and wall mounted storage cupboards, window to side and rear, door to conservatory/family room, ceramic sink unit, space and plumbing for washing machine, space for fridge/freezer, space for cooker.

### CONSERVATORY/FAMILY ROOM

13' 1" x 7' 0" (3.99m x 2.13m)

Patio door to lounge and patio doors lead to the rear garden.

### FIRST FLOOR LANDING

Loft access, window to rear, cupboard housing the gas combination boiler, doors to

### BEDROOM ONE

15' 11" x 9' 6" (4.85m x 2.90m)

Double fitted wardrobe, window to front and rear.

### BEDROOM TWO

10' 11" x 8' 11" (3.33m x 2.72m)

Window to front, over stairs storage cupboard

### SHOWER ROOM

Obscure window to rear, independent shower cubicle, vanity wash hand basin, heated towel rail.

### EXTERIOR

The property is located on a walkway overlooking a greensward and has an enclosed front garden with a pathway leading to the front door. The rear garden commences with a patio area with the remainder being laid to lawn with flower, tree and shrub borders, right of way access across the neighbouring garden and there is also a detached shed/workshop.

### SERVICES

ALL MAIN SERVICES ARE CONNECTED

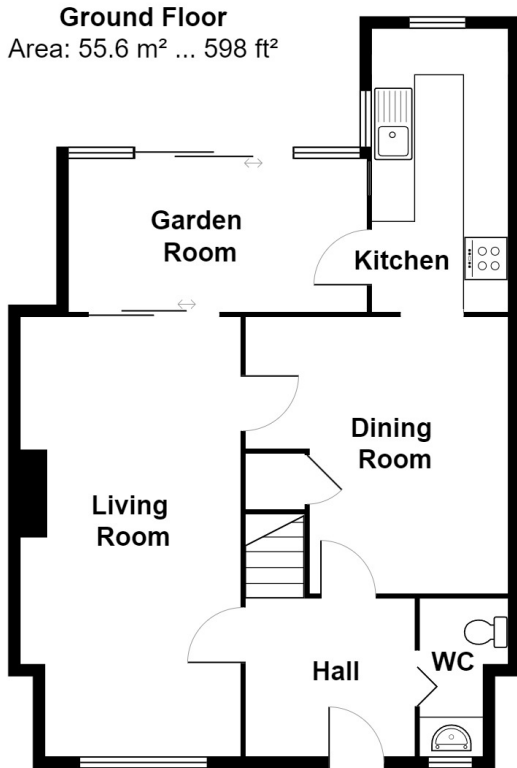
### VIEWINGS

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



**Total Area: 87.3 m<sup>2</sup> ... 940 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.



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