



# 234 Main Road, Broomfield, Chelmsford, Essex, CM1 7AW

- DETACHED FAMILY HOME
- OVER 3000 SQ FT OF LIVING ACCOMMODATION
- SIX / SEVEN BEDROOMS
- VERSATILE ACCOMMODATION
- ANCILLARY ANNEX ACCOMMODATION
- FIVE BATHROOMS
- SOLAR PANELS
- AIR SOURCE HEAT PUMP CENTRAL HEATING
- LOCATED WITHIN CLOSE PROXIMITY OF CHELMSFORD'S MAINLINE TRAIN STATION
- DETACHED SUMMERHOUSE / OFFICE AND WORKSHOP
- MATURE REAR GARDEN



## PROPERTY DESCRIPTION

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Being offered with no onward chain and boasting over 3000 Sq Ft of versatile living accommodation is this impressive six /seven bedroom contemporary and Eco friendly family home. Accommodation is set over three floors and offers well -proportioned and bright and airy accommodation throughout and is finished to the highest of standards. To the ground floor a spacious entrance hall with turning stair case rising to the first floor provides access to a cloakroom and living room with inset multi-fuel log burner. An inner hallway provides access to an open plan kitchen / dining / living area with separate pantry and sliding doors into the rear garden. A ground floor annex provides spacious studio living with bathroom, kitchenette area, and its own external access providing potential for ancillary accommodation. The ground floor accommodation is completed by a utility room and lobby.

To the first floor a bright landing and hallway provide access to five bedrooms including the master suite. The master suite with impressive vaulted ceiling features a dressing area and en-suite bathroom, with sliding doors providing access to a balcony, large enough for seating to enjoy views over the beautifully presented rear garden. Two further double bedrooms are served by en-suite facilities with the remainder of the two double bedrooms being served by a main, family bathroom an access to loft space.

A split level landing provides stairs to the second floor leading to a further bedroom / office space, with access to a cloakroom, kitchenette area and eaves storage.

Externally the property offers off road parking for multiple vehicles and with front and rear gardens featuring a selection of mature shrubs, flowers and a number of fruit trees. The rear garden has several areas ideal for entertaining and outbuildings including a home office /summer house and workshop with electricity and WiFi connected.

The property is located under three miles from Chelmsford city and mainline train station, with direct services to London Liverpool Street station, a short walk from regular bus services and within easy reach of the Chelmer Valley Nature Reserve, Broomfield parade and 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.



# ROOM DESCRIPTIONS

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## Property Information

(With approximate room sizes)

### Entrance Hall

3.57m max x 4.37m (11' 9" x 14' 4")

Entrance door providing access into the entrance hall, turning staircase to first floor, exposed floorboards, double doors leading through to the living room and door leading to;

### Cloakroom

1.45m x 1.45m (4' 9" x 4' 9")

Window to front aspect, low level wc, wash hand basin, heated towel rail.

### Living Room

4.17m x 5.39m (13' 8" x 17' 8")

Two windows to the front aspect, multi-fuel log burner, exposed floorboards, access through to;

### Inner Hallway

Access provided to, utility room, ancillary bedroom and kitchen, dining, living area.

### Ancillary Room

5.42m max x 6.45m max (17' 9" x 21' 2")

Window and door to side elevation, kitchenette area with a range of wall and base units with work surfaces over, inset stainless steel sink and drainer, integrated electric oven and washing machine and space for appliances. Door to;

### En-suite

2.54m x 1.87m (8' 4" x 6' 2")

Low level WC, pedestal wash hand basin, paneled bath with shower attachment over, heated towel rail.

### Kitchen

7.87m x 5.69m (25' 10" x 18' 8")

Two windows to the side aspects, two windows to the rear aspect, sliding patio doors leading into the rear garden. Range of matching wall and base units with work surfaces over, breakfast island, inset porcelain sink with drainer, 2 x integrated electric ovens, full height fridge and freezer, double sliding fridge drawers, dishwasher and separate Pantry.

### Utility Room

1.20m x 3.34m (3' 11" x 10' 11")

Base units with space for appliances, inset sink. Door leading through to;

### Lobby

1.04m x 2.89m (3' 5" x 9' 6")

Door to side aspect, Velux skylight window, base units with space for further appliances and inset sink, cupboard housing air source heat pump controls.

### First Floor Landing

Window to side aspect, split level staircase rising to the second floor, two windows to the front aspect. Doors leading to five bedrooms.

### Master Bedroom

3.73m x 7.89m max (12' 3" x 25' 11")

Two Velux skylights windows, window to rear aspect, sliding patio doors leading to a balcony overlooking the rear garden. Dressing area with a selection of fitted wardrobes, access to;

### En-suite

3.44m x 1.76m (11' 3" x 5' 9")

Low level WC, wash hand basin, paneled bath, double width shower cubicle, heated towel rail.

### Bedroom

3.49m x 4.69m max (11' 5" x 15' 5")

Two windows to front aspect, access to;

### En-suite

1.55m x 1.84m (5' 1" x 6' 0")

Window to side aspect. low level WC, wash hand basin, shower cubicle, heated towel rail.

### Bedroom

4.34m x 3.48m (14' 3" x 11' 5")

Window to side aspect, access to;

### En-suite

1.56m x 1.84m (5' 1" x 6' 0")

Window to side aspect. low level WC, wash hand basin, shower cubicle, heated towel rail.

### Bedroom

3.01m x 2.74m (9' 11" x 9' 0")

Velux skylight window.

### Bedroom

3.03m x 3.49m (9' 11" x 11' 5")

Velux skylight window.

### Bathroom

1.75m x 3.01m (5' 9" x 9' 11")

Velux skylight window, low level WC, wash hand basin, paneled bath.

### Second Floor Landing

Steps rising to Bedroom / home office.

### Bedroom / Home Office

3.98m x 8.25m max (13' 1" x 27' 1")

Two Velux skylight windows, eaves storage, kitchenette area with a range of base units, space for appliances and inset sink with drainer, access to;

### Cloakroom

0.83m x 1.71m (2' 9" x 5' 7")

Low level WC, wash hand basin.

### Exterior

To the front of the property there is a graveled driveway providing off road parking for multiple vehicles. There are a selection of established trees and shrubs to the borders and raised flower and vegetable beds with an outside tap, a side gate provides access leading to the rear garden,

The beautifully landscaped rear garden commences with a patio area and further seating area

under a delightful pergola with electricity connected which is ideal for entertaining. There is a further area laid to lawn and a vast selection of established flower and shrub beds with a selection of mature trees and fruit trees within the grounds. To the side of the property the current owners have an existing chicken coop. To the rear boundary is a summer house / office and workshop with electricity and WiFi connected.

### Home Office / Summer House

4.37m x 3.69m (14' 4" x 12' 1")

Power, electricity and WiFi connected, sliding doors leading to the garden.

### Workshop

2.34m x 4.65m (7' 8" x 15' 3")

Window to front aspect.

### Agents Note

The property benefits from solar panels and an air source heat pump controlled by smart phone. We have been advised by the current owners that the velux solar powered electric windows can be controlled by smart phone. Cat6 cabling is provided to the majority of rooms for internet access.

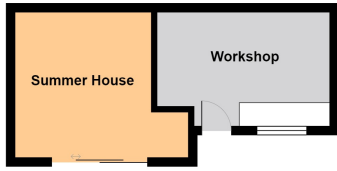
### Viewings

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.

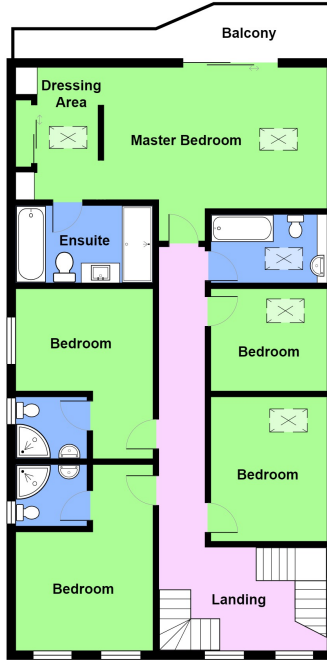
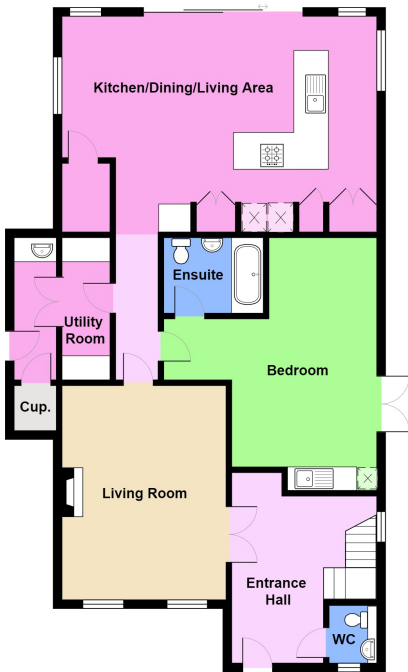


# FLOORPLAN & EPC

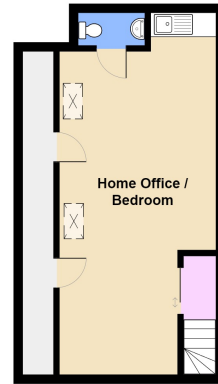


**Ground Floor**  
Area: 131.4 m<sup>2</sup> ... 1414 ft<sup>2</sup>

**1st**  
Area: 118.2 m<sup>2</sup> ... 1272 ft<sup>2</sup>



**2nd Floor**  
Area: 44.1 m<sup>2</sup> ... 475 ft<sup>2</sup>



Total Area: 320.5 m<sup>2</sup> ... 3449 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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	82
(55-68) <b>D</b>			
(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	

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