



# 8 Court Road, Broomfield, Chelmsford, Essex, CM1 7EW

- Detached Family Home
- Four Bedrooms
- Two En-Suites & Family Bathroom
- Three Reception Rooms
- Kitchen / Breakfast Room
- Utility Room
- Cloakroom
- Garage
- Driveway Parking for Multiple Vehicles
- Popular Location
- Close Proximity to Chelmsford's City Centre and Train Station



## PROPERTY DESCRIPTION

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Situated close to local amenities, schooling and Broomfield hospital is this beautifully presented, extended four-bedroom, detached family home. Accommodation is set over two floors and offers spacious and versatile accommodation throughout. The ground floor accommodation comprises an entrance porch, entrance hall, cloakroom, three reception rooms, kitchen / breakfast room, utility room and integral garage. To the first floor are four bedrooms, bedroom one and two are served by en-suites and a family shower room serves the remainder of the bedrooms.

Externally to the front of the property is off road parking for multiple vehicles and access to the garage. To the rear is a well-presented enclosed garden. The rear commences with a paved patio area, ideal for entertaining with established and beautifully maintained flower beds, a decking area provides an additional seating area with timber sheds. The remainder of the garden is laid to lawn with a pergola featuring a stunning wisteria. Gated side access leads to the front of the property.

The property is located close to Chelmsford's city centre and the mainline train station, with direct services to London Liverpool Street station, a short walk from regular bus services and local amenities. It is served by a number of Ofsted rated "Good" and "Outstanding" primary and secondary schools, including 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. Broomfield hospital is situated approximately 0.2 miles walking distance from the property and Springfield hospital approximately 2.4 miles.



# ROOM DESCRIPTIONS

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## Property Information

(With approximate room sizes)

Entrance door leading through to;

## Entrance Porch

1.38m x 1.76m (4' 6" x 5' 9")

Window to side and rear aspect, door leading through to;

## Entrance Hall

Stairs rising to first floor, access to living room, kitchen / breakfast room and cloakroom.

## Cloakroom

0.76m x 1.84m (2' 6" x 6' 0")

Low level WC, wash hand basin.

## Living Room

3.55m x 5.13m (11' 8" x 16' 10")

Window to front aspect, double doors opening through to;

## Dining Room

2.88m x 3.03m (9' 5" x 9' 11")

Sliding patio doors to rear aspect.

## Kitchen / Breakfast Room

2.54m x 5.71m (8' 4" x 18' 9")

Window to rear aspect, recently installed kitchen offering a range of matching wall and base units with quartz work surfaces over, inset sink and drainer, selection of integrated appliances including double oven, hob with extractor hood over, dishwasher, full size fridge and freezer and pantry. Opening through to;

## Utility Room

2.35m x 1.42m (7' 9" x 4' 8")

Matching wall and base units with quartz work surfaces over, inset sink, integrated washing machine, heated towel rail, door to garage, opening through to;

## Snug

3.39m x 2.4m (11' 1" x 7' 10")

Sliding patio door to rear aspect, air conditioning unit.

## Garage

2.35m x 5.5m (7' 9" x 18' 1")

Up and over door to front aspect, electric and power connected, integral door to utility room.

## First Floor Landing

Access to bedrooms and family shower room, loft access, access to airing cupboard.

## Bedroom One

3.16m x 5.05m (10' 4" x 16' 7")

Window to rear aspect, selection of fitted wardrobes, loft access, access to;

## En-suite Bathroom

1.75m x 2.41m (5' 9" x 7' 11")

Window to rear aspect, low level wc, wash hand basin, p - shaped bath.

## Bedroom Two

3.55m x 4.22m (11' 8" x 13' 10")

Window to front aspect, access to;

## En-Suite Shower Room

1.3m x 2.44m (4' 3" x 8' 0")

Window to front aspect, low level WC, wash hand basin, shower cubicle.

## Bedroom Three

2.39m x 3.51m (7' 10" x 11' 6")

Window to front aspect, storage cupboard.

## Bedroom Four

2.51m x 3.35m (8' 3" x 11' 0")

Window to rear aspect.

## Family Shower Room

1.94m x 2.31m Max (6' 4" x 7' 7"Max)

Low level WC, wash hand basin, double width shower cubicle.

## Exterior

The property is approached from the front and provides block paved, driveway parking, access to the garage.. The rear garden commences with a paved patio area, ideal for entertaining, gated side access, the remainder is mainly laid to lawn with beautifully maintained flower and shrub borders to the boundaries, there is a further decked seating area and timber sheds. A pergola is situated within the middle of the lawn with a stunning wisteria growing over it.

## Agents Note

The property benefits from double glazing throughout and gas central heating.

Broadband - BT Fibre, Virgin and Sky available.

Council Tax Band - F

EPC - TBC

## Viewings

By prior appointment with Balch Estate Agents.

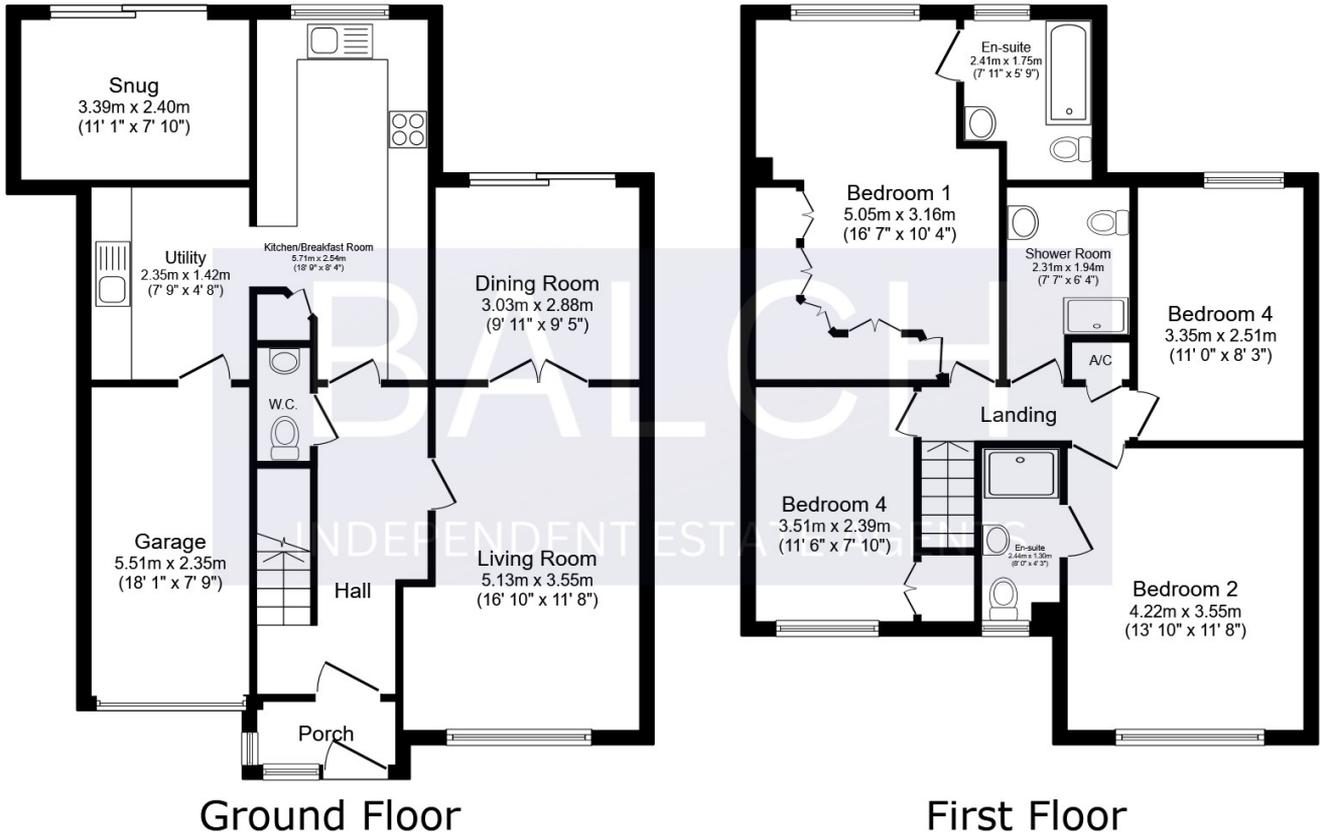
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

## Referrals

If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



# FLOORPLAN



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)