

FOR SALE

£390,000 Freehold



8 Woodhouse Lane, Broomfield, Chelmsford, Essex, CM1 7EU

- THREE DOUBLE BEDROOM FAMILY HOME
- CLOSE TO BROOMFIELD HOSPITAL & CHELMER VALLEY HIGH SCHOOL
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- MATURE SOUTH FACING REAR GARDEN
- TWO ALLOCATED PARKING SPACES
- GAS CENTRAL HEATING
- CLOAKROOM
- POPULAR LOCATION
- VIEWING ESSENTIAL



PROPERTY DESCRIPTION

Located within this popular cul-de-sac to the North of Chelmsford, is this three double bedroom family home. The accommodation comprises of an entrance lobby, entrance hall, cloakroom, lounge, dining area and kitchen to the ground floor, three bedrooms to the first floor and a family bathroom to the second floor. The property further benefits from gas central heating, double glazing, parking for 2 vehicles to the front and a mature south facing rear garden. (Council Tax Band - C)

Woodhouse Lane is located in a semi-rural location which has the added convenience of offering excellent access to Broomfield Hospital, accessed via a footpath and local schooling including Chelmer Valley High School. There are excellent public transport links to Chelmsford City Centre which offers a range of shopping facilities, entertainments and mainline railway station.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Entrance door leads into the entrance lobby.

Entrance Lobby

Obscure double glazed window to front, door to cloakroom and door to entrance hall.

Cloakroom

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

Entrance Hall

Stairs rising to first floor, large under stairs storage cupboard, doors to lounge and dining area.

Lounge

12' 0" x 11' 9" (3.66m x 3.58m)

Patio door to rear garden.

Dining Area

11' 10" x 9' 1" (3.61m x 2.77m)

Double glazed window to front, access to kitchen.

Kitchen

10' 11" x 9' 0" (3.33m x 2.74m)

Fitted with a range of base and wall mounted storage cupboards, double glazed window to rear, sink unit, double glazed door to side, cupboard housing the gas boiler, integrated appliances to include the dishwasher, fridge/freezer, microwave, oven and gas hob with extractor over, pull out larder cupboard.

First Floor Landing

Stairs rising to the second floor where the family bathroom can be found, loft access which has been part boarded with a pull down ladder with lighting, velux window and boarded loft, doors to:

Bedroom One

11' 6" x 10' 9" (3.51m x 3.28m)

Double glazed window to rear, fitted wardrobes and airing cupboard.

Bedroom Two

9' 4" x 8' 7" (2.84m x 2.62m) plus window recess

Double glazed window to rear, range of fitted wardrobes and overbed storage cupboards.

Bedroom Three

11' 10" x 7' 10" (3.61m x 2.39m) MAX

Double glazed window to front.

Second Floor Family Bathroom

Obscure double glazed window to front, vanity wash hand basin, low level wc, panelled bath with shower over, heated towel rail.

Exterior

To the front of the property there is a large residence parking area, in which 2 spaces are allocated for this property. There is a shared passageway to the side of the property that gives access to the south facing rear garden and commences with a patio area with the remainder being laid to lawn with a range of flower, tree and shrubs. There is a greenhouse and a recently constructed wooden shed with power and light connected.

Agents Note

We have been informed that a management company is in place and is run by the residents for the upkeep of the parking area and the cost applicable for this year is £27.

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.

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.



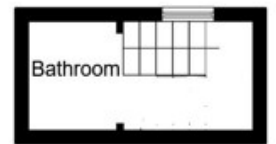
FLOORPLAN & EPC



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chelmsford
Hospital Approach, Chelmsford, CM1 7FA
01245 258866
selling@balchagents.com