



257 Main Road, Broomfield, Chelmsford, Essex, CM1 7AT

- DETACHED BUNGALOW
- THREE BEDROOMS
- DRIVEWAY FOR SEVERAL VEHICLES
- 45FT REAR GARDEN
- DETACHED HOME OFFICE/HOBBIES ROOM
- SPACIOUS LOUNGE
- OPEN PLAN KITCHEN/DINER
- NO ONWARD CHAIN



PROPERTY DESCRIPTION

A deceptively spacious detached bungalow which is set back from the road within the popular area of Broomfield. The property offers versatile family accommodation which includes entrance hall, 3 ground floor bedrooms, large reception room and an open plan kitchen/diner and a first floor loft room. Externally the property provides a deep drive accommodating parking for several vehicles and a 45ft rear garden which includes a substantial home office/hobbies room with adjacent storage room. Potential to extend S.T.P (Council Tax Band - D) No Onward Chain

The property enjoys access to a wide range of amenities and is situated within the catchment areas of Chelmer Valley High School and Broomfield Primary School.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Entrance door leads into the entrance hall.

L- Shaped Entrance Hall

Doors to

Lounge

17' 11" x 13' 2" (5.46m x 4.01m)

Double glazed window to side, stairs rising to first floor, access to kitchen/diner

Kitchen/Diner

17' 9" x 9' 10" (5.41m x 3.00m)

Fitted with a range of base and wall mounted storage cupboards, double glazed french doors and window to rear, stainless steel sink unit, integrated electric oven and 5 ring gas hob with extractor over, space and plumbing for washing machine and dishwasher, space for fridge/freezer.

Bedroom One

11' 4" x 10' 2" (3.45m x 3.10m)

Double glazed window to front.

Bedroom Two

11' 1" x 6' 9" (3.38m x 2.06m)

Double glazed window to front

Bedroom Three

7' 1" x 9' 2" (2.16m x 2.79m)

Double glazed window to side

Family Bathroom

Obscure double glazed window to side, panelled bath with shower over, low level wc, vanity wash hand basin, heated towel rail, cupboard housing the gas combination boiler.

First Floor Loft Room

13' 5" x 8' 6" (4.09m x 2.59m)

Eaves storage, double glazed velux window to side.

Exterior

To the front of the property there is a driveway that provides off road parking for several vehicles and an enclosed garden area. Side access leads to the rear garden which commences with a patio area with the remainder being laid to lawn with flower and shrubs and a raised decking area gives access to the storage room and home office/hobbies room.

Home Office/Hobbies Room

17' 5" x 9' 4" (5.31m x 2.84m)

Power and light connected.

Storage Room

9' 4" x 5' 3" (2.84m x 1.60m)

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



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chelmsford
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