



Berwick Avenue, Broomfield, Chelmsford, Essex, CM1 4BD

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Guide Price £600,000 - £625,000 Freehold

Nestled in the heart of the desirable Parish of Broomfield, this exquisite linked family home offers a harmonious blend of modern living and timeless charm. From the moment you step into the welcoming entrance hall, you are greeted with a sense of space and style that flows throughout the property. The ground floor boasts a versatile layout, featuring a spacious living room perfect for relaxation and entertaining. Adjacent to this is a separate dining room, which could easily serve as an additional sitting room, catering to your family's needs. The fitted kitchen/breakfast room is a culinary enthusiast's dream, offering ample space for both cooking and casual dining. Completing the ground floor is a delightful conservatory, providing a tranquil space to enjoy views of the garden, and a convenient cloakroom.

Ascending to the first floor, you will find four generously sized double bedrooms, each offering comfort and privacy. The master bedroom is a true retreat, complete with fitted wardrobes and a stylish en suite shower room. The family bathroom features a modern white suite, ensuring a touch of luxury for all.

Externally, the property is equally impressive. A carport provides covered parking and leads to a detached single garage, offering additional storage or parking options. An extra driveway to the side of the property provides further off-road parking, ideal for guests or a growing family. The west-facing rear garden is a highlight, beautifully landscaped with a paved patio and lush lawn, perfect for outdoor gatherings or quiet evenings. This modern family home in Broomfield is a rare find, offering a superb lifestyle in a sought-after location.

## LOCATION

Berwick Avenue is situated in the sought after parish of Broomfield, Broomfield parade is located within walking distance of the property and offers local day to day amenities, there is a regular bus service which runs along Berwick Avenue, a faster direct bus service is available from Main Road, Broomfield with the bus stops being within 0.5 of a mile of the property. Broomfield offers a popular primary school as well as Chelmer Valley High Schools. Both of Chelmsford's highly sought after grammar schools, King Edward VI grammar school and The County High School for girls are within walking distance or a short bus ride from the property along Main Road, Broomfield. The parish of Broomfield offers a village like feel with its own Church and church green, a local pub/restaurant, library, local news agents/convenience store, a football club and cricket club. Situated to the North of Chelmsford city centre, Broomfield offers a regular bus service to the city centre and mainline station.

Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store.

Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs and gyms including the newly refurbished Riverside Ice & Leisure. Chelmsford is renowned for its educational excellence and alongside the local schools, it offers two of the country's top performing grammar schools, Writtle agricultural college, Anglia Ruskin University and a selection of private schools.

Chelmsford's mainline station which provides a direct service to London Liverpool St is within 2.5 miles of the property with a journey time as fast as 32 minutes.

- Modern Linked Family Home
- Fitted Kitchen/Breakfast Room
- Four Double Bedrooms
- Family Bathroom With Modern White Suite
- West Facing Landscaped Rear Garden
- Two Reception Rooms
- Conservatory
- Master Bedroom With En Suite & Fitted Wardrobes
- Garage & Carport Plus Additional Driveway
- Complete Onward Chain

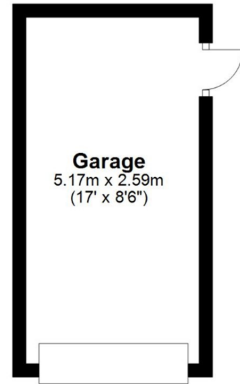




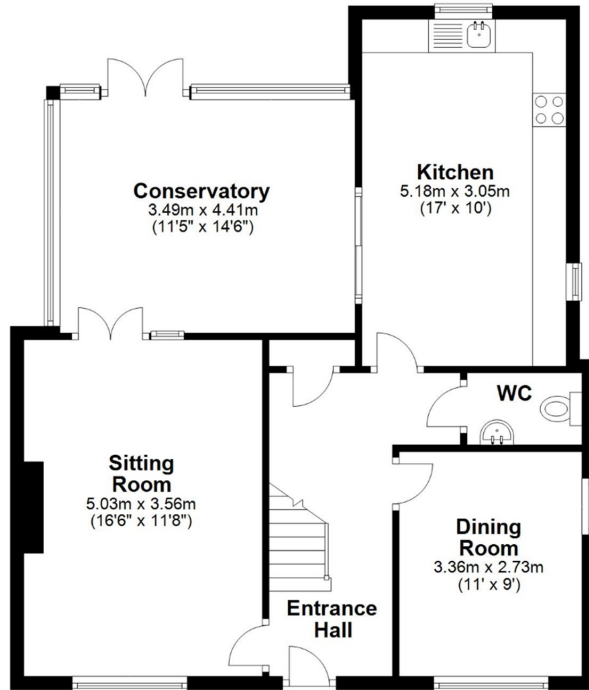




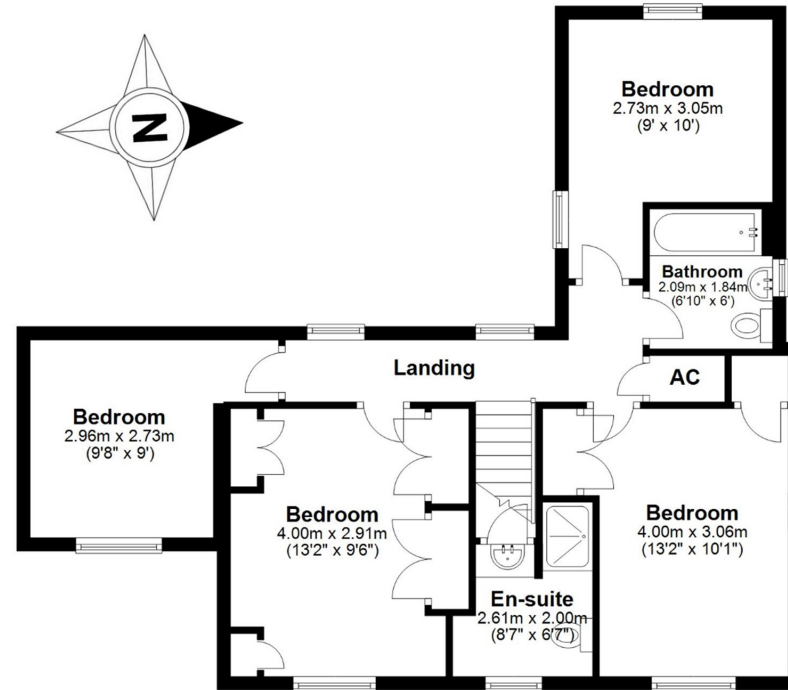
### Outbuilding



### Ground Floor



### First Floor



**APPROX INTERNAL FLOOR AREA 138 SQ M (1490 SQ FT)**

**OUTBUILDING 13 SQ M (140 SQ FT)**

This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
all measurements are approximate **NOT** to be used for valuation purposes.  
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