



4 Broomhall Gardens, Chelmsford, Essex, CM1 7GE

- THREE BEDROOM DETACHED
- TWO RECEPTION ROOMS
- CLOAKROOM
- FITTED KITCHEN
- EN-SUITE TO MASTER BEDROOM
- FAMILY BATHROOM
- SINGLE GARAGE AND PARKING
- NO ONWARD CHAIN
- VIEWING ADVISED
- SECLUDED MEWS DEVELOPMENT



PROPERTY DESCRIPTION

This three bedroom detached family home is located within a secluded mews development of just six properties. The property comprises of an Entrance Hall, Cloakroom, Lounge, Dining Room and Kitchen/Breakfast Room to the ground floor. To the first floor are Three Bedrooms, the principal bedroom is served by an En-suite Shower Room, a family bathroom serves the remainder of the bedrooms. The property further benefits from gas central heating, double glazing, driveway providing off road parking, detached single garage and pleasant rear garden. NO ONWARD CHAIN. (Council Tax - Band - E)

The property is well located for Broomfield Hospital, the Grammar schools King Edward VI and Chelmsford County High School for Girls, local primary school as well as pubs, shops and services in Broomfield Village. It provides access to the road network including the A130, A12 and A1060. There are a number of idyllic, countryside walks including alongside the River Chelmer, established nature reserves, woodland walks towards the village of Little Waltham.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Side entrance door leads into the entrance hall

ENTRANCE HALL

Stairs rising to first floor, radiator, doors leading to the cloakroom, lounge and dining room

CLOAKROOM

Low level wc, wash hand basin, extractor.

LOUNGE

16' 11" x 11' 6" (5.16m x 3.51m)

Radiator, double glazed window to rear, double glazed doors leading into the rear garden.

DINING ROOM

13' 10" x 11' 5" (4.22m x 3.48m)

Double glazed windows to front and rear, radiator, door leading into the Kitchen.

KITCHEN

11' 6" x 9' 10" (3.51m x 3.00m)

Fitted with a range of base and wall mounted storage cupboards, door leading to the rear garden, double glazed windows to the front, side and rear, stainless steel sink unit, integrated electric oven and hob with extractor over, cupboard housing the gas boiler, radiator, integrated dishwasher and washing machine.

SPACIOUS LANDING

Two double glazed windows to front, loft access, airing cupboard, doors to:

BEDROOM ONE

11' 6" x 8' 10" (3.51m x 2.69m)

Double glazed window to side, radiator, spotlights, door to en-suite shower room.

EN-SUITE SHOWER ROOM

Low level wc, wash hand basin, independent shower cubicle, shaver point.

BEDROOM TWO

11' 6" x 9' 10" (3.51m x 3.00m)

Double glazed windows to side and rear, radiator.

BEDROOM THREE

8' 6" x 8' 3" (2.59m x 2.51m)

Storage cupboard, radiator, double glazed window to rear.

FAMILY BATHROOM

Obscure double glazed window to side, bath with shower over, heated towel rail, low level wc, wash hand basin, spotlights, extractor, shaver point.

EXTERIOR

To the front of the property there is a driveway providing off road parking which leads to the detached single garage with up and over door with power and light connected. The side gate leads to the rear garden which commences with a small patio area with the remainder being laid to lawn and enjoys two eating apple trees.

SERVICES

ALL MAIN SERVICES ARE CONNECTED
THE PROPERTY BENEFITS FROM SOLAR PANELS.

AGENT'S NOTE

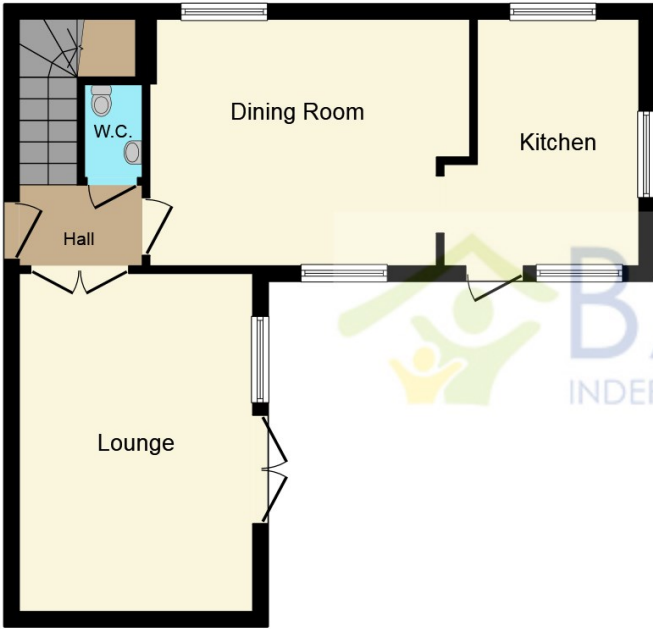
THERE IS AN ESTATES CHARGE APPLICABLE WHICH IS CURRENTLY £700pa

VIEWINGS

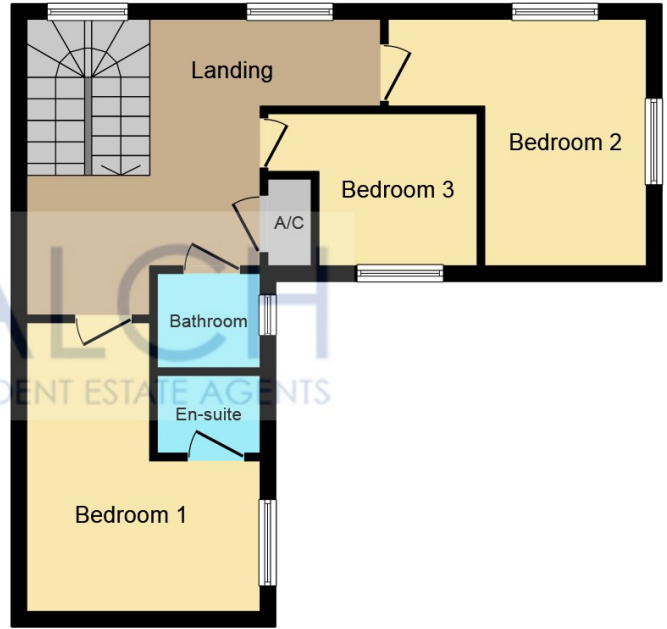
By prior appointment with BALCH ESTATE AGENTS .
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied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



FLOORPLAN & EPC




Ground Floor



First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	76
(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 	

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