



Broomhall Road, Chelmsford, Essex, CM1 7HB

- Three Bedrooms
- Semi - Detached House
- Off Road Parking
- Double Garage
- Front & Rear Gardens
- Spacious Plot
- Kitchen / Breakfast Room
- Living Room
- Porch
- Shower Room



PROPERTY DESCRIPTION

Situated within close proximity to Chelmsford's city centre and mainline train station is this well presented three bedroom semi detached home. The property sits on a spacious plot and offers bright and airy accommodation over two levels. The ground floor accommodation comprises entrance porch, living room and kitchen / breakfast room. To the first floor are three bedrooms and a family bathroom.

Externally the property enjoys front and rear gardens, off road parking for multiple vehicles and the added benefit of a double garage with light and power connected.

The property is located just over 2.5 miles from Chelmsford's city centre and mainline train station with direct links to London Liverpool Street within approximately 35 minutes. Chelmsford City centre boasts a wide array of shopping facilities including two shopping precincts and the popular Bond Street with John Lewis store, leisure facilities including Riverside ice and leisure centre, County Cricket Ground and there are a large selection of restaurants and bars. The A12 and A414 are within close proximity and provide access to the M25 and M11. The property is ideally located for well-regarded local schooling including ;Broomfield primary school,Chelmer Valley High School, St John Payne secondary school and top performing grammar schools KEGS and CCHS. Broomfield hospital is also located within 0.6 miles walking distance from the property.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Entrance door leading through to;

Entrance Porch

1.53m x 1.25m (5' 0" x 4' 1")

Door to;

Living Room

5.97m x 3.38m (19' 7" x 11' 1")

Windows to front aspect, gas feature fireplace, door leading through to;

Kitchen / Breakfast Room

5.97m x 2.55m (19' 7" x 8' 4")

Window to rear aspects, selection of matching wall and base units with work surfaces over, inset sink and drainer, integrated double oven, hob with extractor hood over, dishwasher, space for washing machine and fridge / freezer. Wall mounted boiler.

First Floor Landing

Access to bedrooms and bathroom, loft access.

Bedroom One

3.46m x 3.26m (11' 4" x 10' 8")

Window to front aspect

Bedroom Two

3.68m x 2.61m (12' 1" x 8' 7")

Window to rear aspect.

Bedroom Three

2.66m x 2.44m (8' 9" x 8' 0")

Window to front aspect, storage cupboard.

Bathroom

2.24m x 1.59m (7' 4" x 5' 3")

Obscure window to rear aspect, low level WC, wash hand basin, corner shower cubicle.

Double Garage

Up and over doors to front aspect, power and light connected, personal door to rear providing access to the rear garden.

Exterior

The property is approached from the front with a driveway providing off road parking for multiple vehicles and access to the double garage.

Gated side access leads to the rear garden. The rear garden is fully enclosed and is paved throughout, creating a low maintenance area, ideal for entertaining, timber shed to remain.

Agents Note

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

Broadband - BT Fibre, Virgin and Sky available.

Council Tax Band - C

EPC - tbc

Viewings

By prior appointment with Balch Estate Agents.

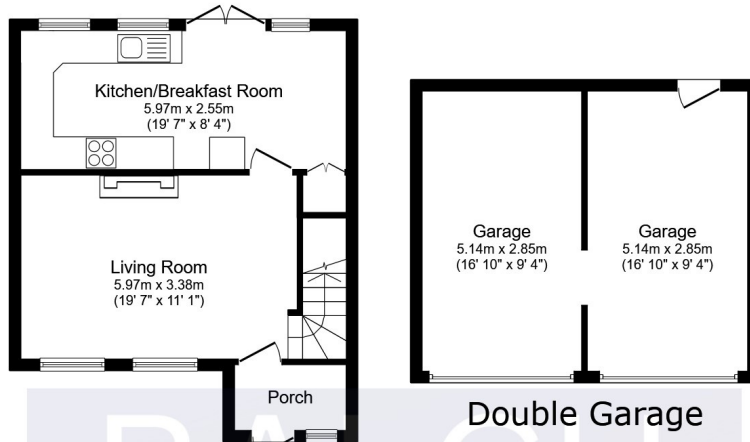
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Referrals

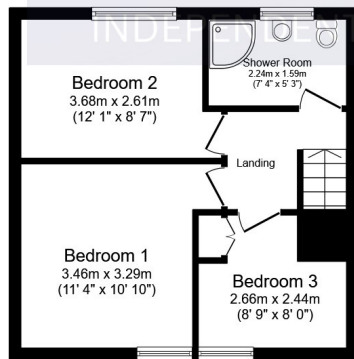
If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



FLOORPLAN



Ground Floor



First Floor

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