



## Jubilee Avenue

Broomfield, CM1 7HE

**Offers Over £850,000**

Freehold  
Tax Band:



Boasting a detached SELF CONTAINED ANNEX within the SUBSTANTIAL 114' REAR GARDEN and upto SIX DOUBLE BEDROOMS with FOUR EN SUITES is this very deceptively spacious detached chalet bungalow, offering an impressive level of verstaile, sizeable accommodation which **MUST BE VIEWED** to be appreciated. With a large 20' lounge, STUDY / PLAY ROOM, an IMPRESSIVE 22' MODERN KITCHEN BREAKFAST ROOM, Jack & Jill family bathroom and a driveway with parking for 6 CARS.



# Jubilee Avenue, Broomfield, CM1 7HE

## Ground Floor:

### Entrance Hall:

Composite entrance door to side, double doors to lounge, doors to utility room, bedroom one, bedroom five, play room / study, family bathroom, stairs to first floor, cupboard, wood effect flooring.

### Study / Play Room:

12'2" x 5'10" (3.71m x 1.78m)

Obscure double glazed window to side, radiator.

### Lounge:

20'11" x 17' (6.38m x 5.18m)

Bi-folding doors to rear, double glazed window to side, door to kitchen, radiator, wood effect flooring.

### Kitchen:

22'9" x 9'10" (6.93m x 3.00m)

Double glazed window to rear, two obscure double glazed windows to side, door to utility room, range of wall and base units, square edge work surfaces with sink inset, integrated fridge freezer, double oven, induction hob with extractor over, wine fridge, dishwasher, breakfast bar with seating for two, wood effect flooring.

### Utility Room:

10'8" x 8'9" (3.25m x 2.67m)

UPVC entrance door to side, range of wall and base units, square edge work surfaces with stainless steel sink inset, boiler to wall, space for washing machine, tumble dryer, wood effect flooring.

### Bedroom One:

16'1" x 15'5" (4.90m x 4.70m)

Double glazed window to front, two radiators, entrance to dressing area.

### Dressing Area:

12'7" x 4' (3.84m x 1.22m)

Door to en-suite.

### En-Suite:

9'10" x 5'8" (3.00m x 1.73m)

Obscure double glazed window to side, fully tiled double shower cubicle, double vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls, wood effect flooring.

### Bedroom Five:

10'10" x 9'10" (3.30m x 3.00m)

Double glazed window to front, radiator, door to Jack & Jill family bathroom.

### Family Bathroom:

12'4" x 10'7" (3.76m x 3.23m)

Obscure double glazed window to side, fully tiled shower cubicle, panel bath, vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls and flooring.

## First Floor:

### Landing / Sitting Room:

26'4" > 16'7" x 16'1" (8.03m > 5.05m x 4.90m)

Velux window to side, doors to bedroom two, bedroom three, bedroom four, two eves storage cupboard, loft access.

## Bedroom Two:

16'1" x 14'2" (4.90m x 4.32m)

Double glazed french doors to juliet balcony, velux window, fitted wardrobes, door to en-suite, eves storage.

### En-Suite:

5'11" x 5'10" (1.80m x 1.78m)

Fully tiled shower cubicle, vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls and flooring.

## Bedroom Three:

13'7" max x 11' (4.14m max x 3.35m)

Double glazed window to front and side, door to en-suite, eves storage, air conditioning unit, cupboard, airing cupboard.

### En-Suite:

5'10" x 5'9" (1.78m x 1.75m)

Fully tiled shower cubicle, vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls.

## Bedroom Four:

11'10" x 11' (3.61m x 3.35m)

Double glazed window to side, velux window, door to en-suite, air conditioning unit, two cupboards.

### En-Suite:

5'10" x 5'5" (1.78m x 1.65m)

Fully tiled shower cubicle, vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls.

## Exterior:

### Rear Garden:

Paved patio to immediate rear, gated side access, doors to shed, annex, space for hot tub, rest laid to lawn, approx 114'

## Annex:

### Living Area:

26'8" > 20' x 10'11" (8.13m > 6.10m x 3.33m)

Double glazed window and french doors to side, door to shower room, kitchenette with range of wall and base units, square edge work surfaces with stainless steel sink inset, electric heater, wood effect flooring.

### Shower Room:

6'2" x 6' (1.88m x 1.83m)

Obscure double glazed window to side, fully tiled shower cubicle, vanity hand wash basin, low level W/C, chrome towel radiator, part tiled walls, tiled flooring.

### Frontage & Parking:

Paved driveway parking for 6+ cars.

### Agent Notes:

The property benefits from solar panels.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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