



Petty Croft, Broomfield

In Excess of £600,000

Petty Croft

Broomfield, Chelmsford

An impressive four-bedroom modern detached family home providing contemporary living, landscaped patio garden and integral garage, all within highly sought-after Broomfield.

Location: The property is positioned within approximately three miles north of Chelmsford city centre and within close proximity to the local amenities of Broomfield. Little and Great Waltham with their excellent pre and primary schooling, various pubs, and a well-stocked village store/post office are also nearby. Additionally, there are some lovely countryside local walks to be had. There is also a regular bus service leading to the city centre, outlying villages and towns including Stansted Airport. The City of Chelmsford offers an excellent selection of private and state schooling including Chelmer Valley High School, Chelmsford County High and King Edwards, restaurants and shopping facilities including John Lewis with a mainline railway station serving London Liverpool Street with an approximate journey time of thirty-five minutes.

Important information:

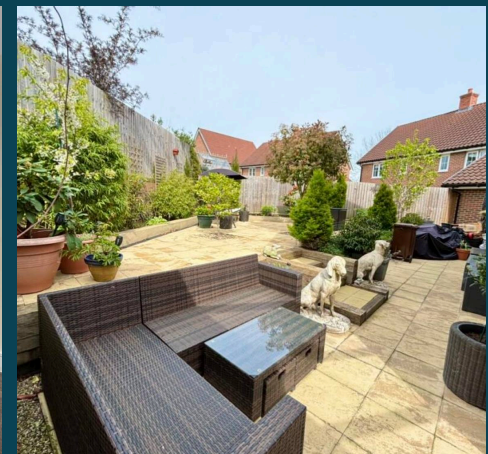
Council Tax Band - F

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - B. Ground Rent - £98 per half year.

- Comfortable, soothingly decorated living room
- Garage and parking for several cars
- Close to highly regarded local schools

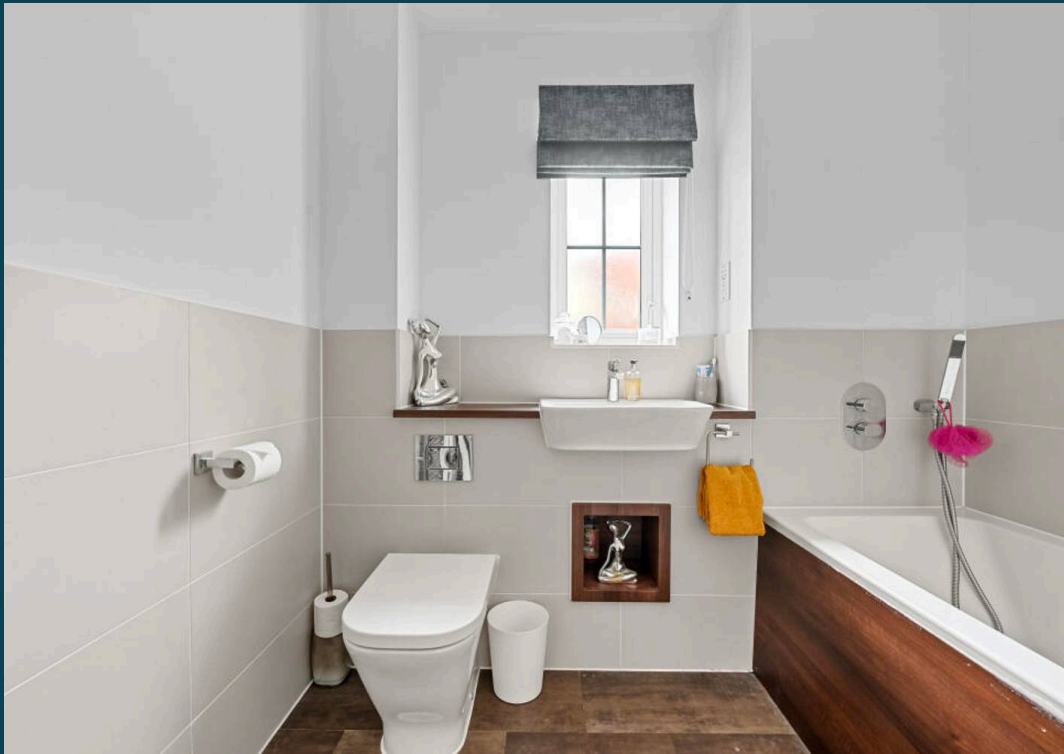


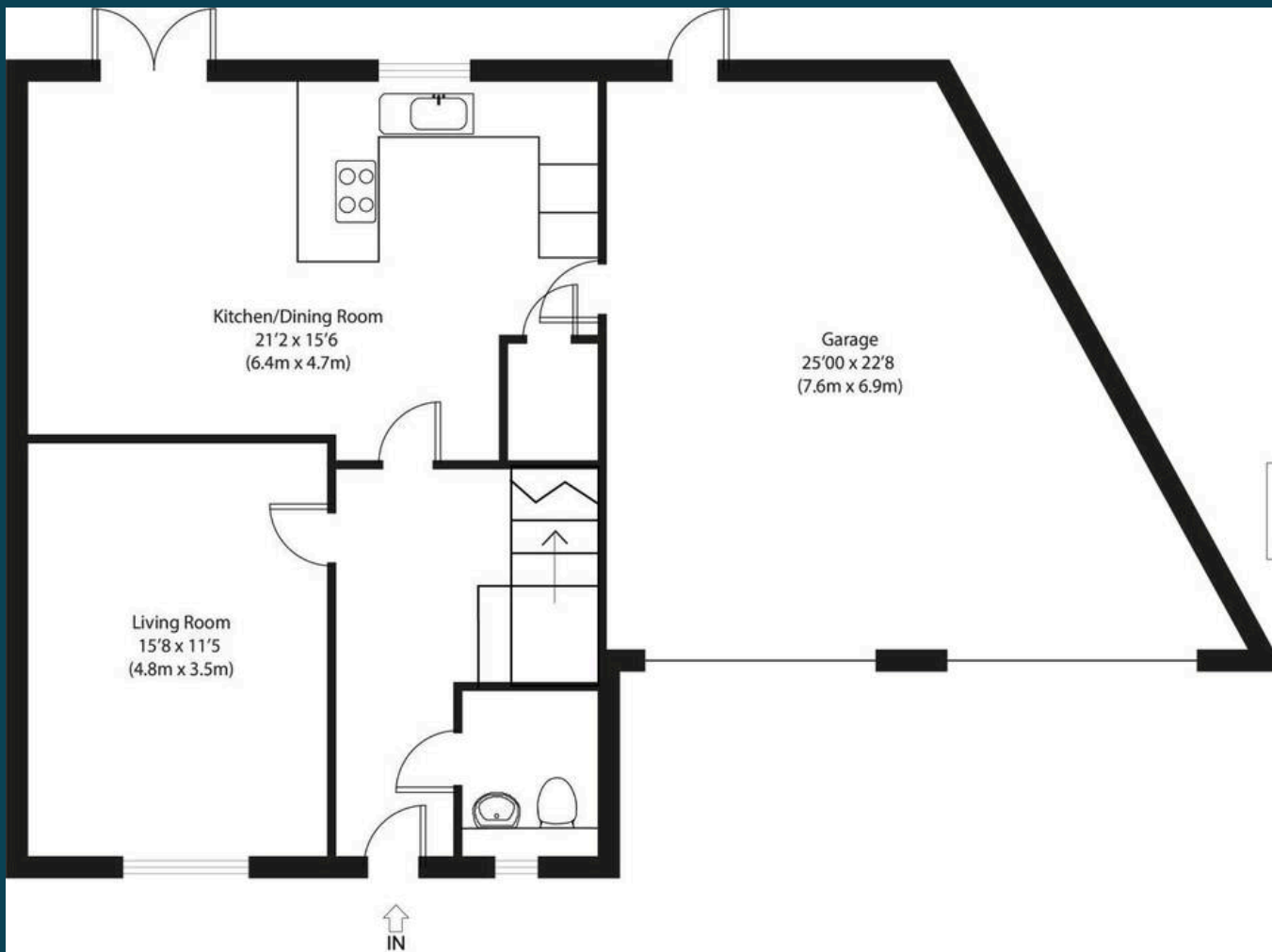
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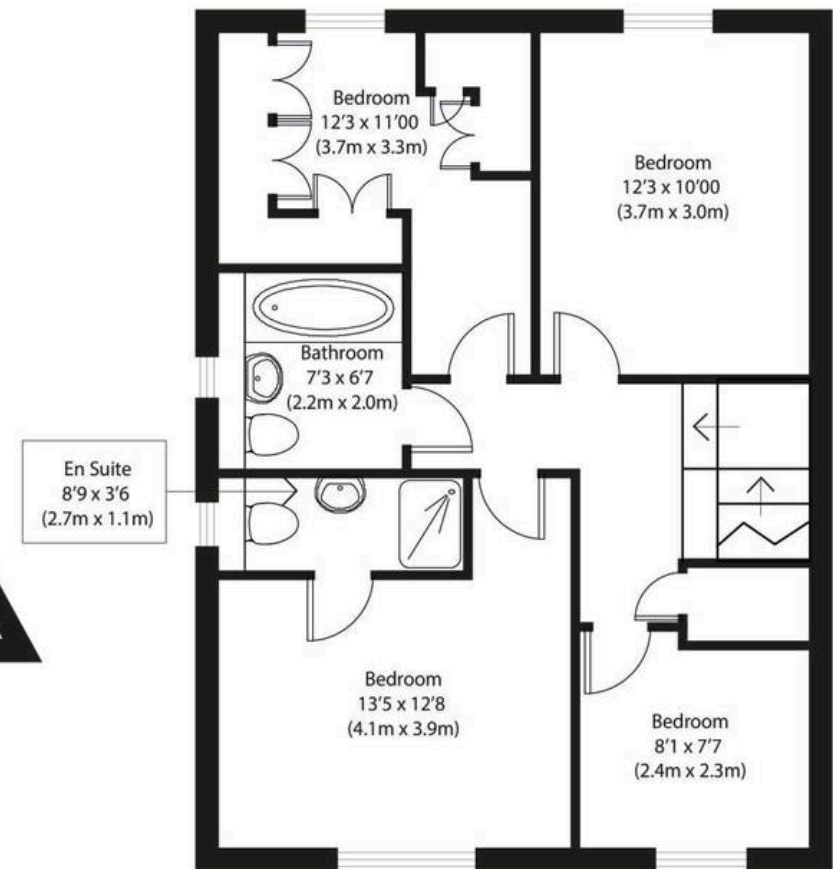
- Comfortable, soothingly decorated living room
- Garage and parking for several cars
- Close to highly regarded local schools
- Two contemporary bathrooms including ensuite to main bedroom
- Spacious fully fitted kitchen/family room
- Delightful landscaped patio garden
- Downstairs cloakroom
- Within modern Hanbury Place development
- Stylishly presented throughout







Ground Floor



First Floor

Approximate Gross Internal Area
1610 sq ft (Including Garage) (150 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk