

oakheart

£625,000

Price Guide

Court Road, Broomfield, Chelmsford



\*\*\* Guide Price £625,000 - £650,000\*\*\*

Nestled in the heart of the ever-popular Broomfield neighbourhood, this spacious four-bedroom detached house offers a fantastic opportunity for families and buyers seeking comfort, space, and a prime location. The property boasts a well-designed layout, with the ground floor featuring a welcoming entrance hall, a bright and airy living room perfect for relaxing evenings, and a separate dining room ideal for family meals and entertaining friends. The kitchen is a real highlight-recently updated with modern fittings and appliances-while the adjoining utility room adds extra convenience for busy

households. There's also a handy cloakroom and a cosy snug, perfect for a home office, playroom, or quiet retreat.

Upstairs, you will find four generously sized bedrooms. Two of the bedrooms benefit from their own en-suite bathrooms, offering privacy and a touch of luxury, while the remaining bedrooms are served by a modern shower room. While some areas of the house retain a more traditional style, the space and potential throughout are undeniable, allowing you to put your own stamp on the property.

Step outside and you will discover a beautifully landscaped rear

garden, perfect for summer barbecues, family gatherings, or simply enjoying a peaceful morning coffee on the patio. To the front, there is ample off-street parking and a garage, providing plenty of space for vehicles and extra storage.

Court Road is renowned for its excellent location, with a fantastic selection of Ofsted-rated "Good" and "Outstanding" schools nearby, including the top-performing grammar schools KEGS and CCHS. The property is within walking distance of the hospital, with excellent transport links and a wide range of local amenities just a short stroll away.







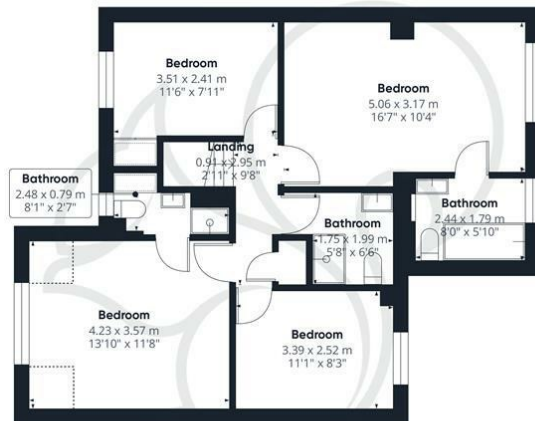








Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>

138 m<sup>2</sup>  
1485 ft<sup>2</sup>

Reduced headroom

1.6 m<sup>2</sup>  
18 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**Local Authority:**  
Chelmsford City

**Tenure:**  
Freehold

**Council Tax Band:**  
F

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Chelmsford  
01245 800181  
chelmsford@oakheart.co.uk  
20 Victoria Road, Chelmsford, Essex, CM1 1PA

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