



Pittodrie Larks Lane, Broads Green, Chelmsford CM3 1AD

welcome to

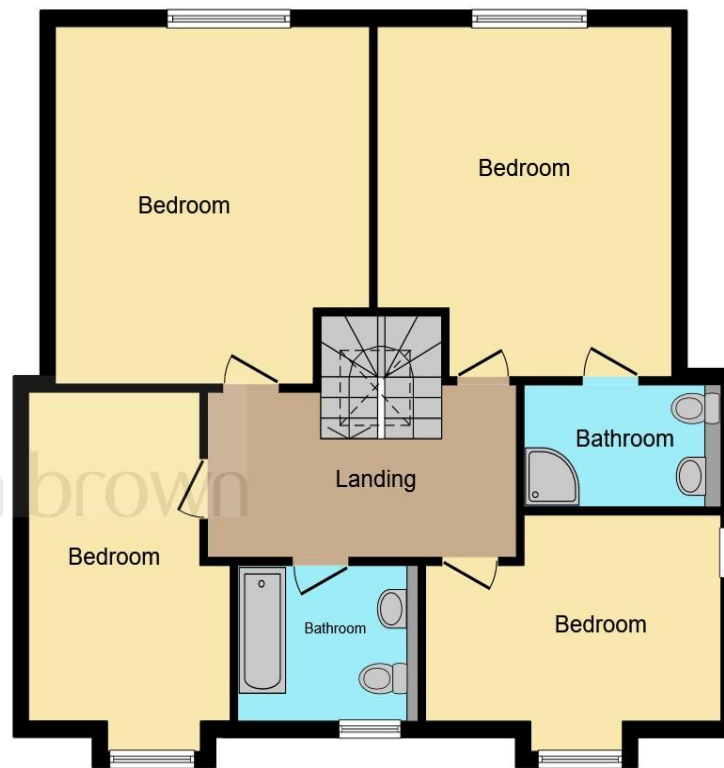
Pittodrie Larks Lane, Broads Green Chelmsford

Situated in the rural location of Broads Green is this stunning new four bedroom detached family home. Benefiting from amazing field views, ensuite to the master bedroom and a double set of bifold doors to the rear. Early viewings are advised to not miss out on this one of a kind property.





Ground Floor



First Floor

Lounge
16' 4" x 13' 3" (4.98m x 4.04m)

Kitchen/diner
13' 2" x 32' 6" (4.01m x 9.91m)

Utility Room

Study
6' 8" x 10' 3" (2.03m x 3.12m)

W/C

Bedroom One
13' 7" x 15' (4.14m x 4.57m)

En-Suite

Bedroom Two
13' 7" x 15' 1" (4.14m x 4.60m)

Bedroom Three
13' 7" x 8' 10" (4.14m x 2.69m)

Bedroom Four
8' 11" x 14' 1" (2.72m x 4.29m)

Bathroom

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Pittodrie Larks Lane, Broads Green Chelmsford

- Four double bedrooms
- Detached family home
- En-suite to master bedroom
- Field views
- Underfloor heating

Tenure: Freehold EPC Rating: Exempt

offers in excess of

£750,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CHE113902](https://www.williamhbrown.co.uk/Property/CHE113902)



Property Ref:
CHE113902 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01245 262266



Chelmsford@williamhbrown.co.uk



12 Duke Street, CHELMSFORD, Essex, CM1 1HL



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)