HOME















Woodhouse Lane, Broomfield

This charming family home in Chelmsford offers a tranquil setting with far-reaching views across open countryside. The property boasts 3 double bedrooms, two of which come with built-in wardrobes, an elevated family bathroom, and a convenient ground floor wc. The home is situated in the catchment area for the highly sought-after Chelmer Valley High School, making it an ideal location for families with school-aged children.

One of the standout features of this property is the potential to extend, subject to the relevant planning permissions. The 50ft south-facing rear garden provides the perfect space for outdoor entertaining and activities. Residents parking is plentiful, making it easy for guests to visit and ensuring convenience for the homeowners.

The property is located close to the renowned Broomfield Hospital, providing easy access for healthcare needs. Additionally, the home is conveniently situated for easy access to Braintree and the city centre, offering a range of shopping, dining, and entertainment options. Beautiful country walks are easily accessible from the property, allowing residents to enjoy the picturesque surroundings.

Ground Floor Kitchen 3.34m x 2.74m (10"11" x 9") Lounge 3.59m x 3.62m (11"9" x 11"11") Dining Room 3.64m x 2.78m (11"11" x 9"1") Hallway WC Porch

Bedroom 2 2.64m x 3.47m (8'8" x 11'5") Bedroom 1 3.63m x 3.05m (11'11" x 10') Bedroom 3 3.63m x 2.38m (11'11" x 7'10")

Second Floor





APPROX INTERNAL FLOOR AREA 4 SQ M 478 SQ FT TOTAL APPROX INTERNAL FLOOR AREA 93 SQ M 1002 SQ FT This plan is for layout guidance only and is NOT TO SCALE
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes 8 compass bearings before making any decisions reliant upon them.
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APPROX INTERNAL FLOOR AREA
44 S 90 M 471 S OF T
TOTAL APPROX INTERNAL FLOOR AREA
50 M 1002 S OF T
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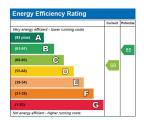


APPROX INTERNAL FLOOR AREA 5 SO M 52 30 FT
TOTAL APPROX INTERNAL FLOOR AREA 93 SO M 1002 SO FT
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Features

- Rural location
- Far reaching views across open countryside
- Chelmer Valley High School catchment
- Potential to extend (STPP)
- 50ft south facing rear garden
- Plenty of residents parking
- Close proximity to Broomfield Hospital
- Easy access to Braintree and City centre
- Beautiful country walks
- Mews setting

EPC Rating



The Nitty Gritty

Tenure: Freehold

Council Tax: Band C is the council tax band for this property with an annual amount of £2,008.96

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