

Paul Mason Associates



Coombe Rise, Broomfield, Essex, CM1 7DG

Guide price £499,995

- Four Bedroom Extended Semi-Detached Home
- Wonderful Landscaped Front & Rear Gardens
- Dual Aspect Lounge With French Doors To Garden
- Separate Dining Room
- Kitchen / Breakfast Room
- Family Bathroom Plus Additional Shower Room
- Garage Plus Off Road Parking
- Quiet Cul-de-Sac Location
- Potential for Further Development (STPC)
- Well Presented Throughout

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

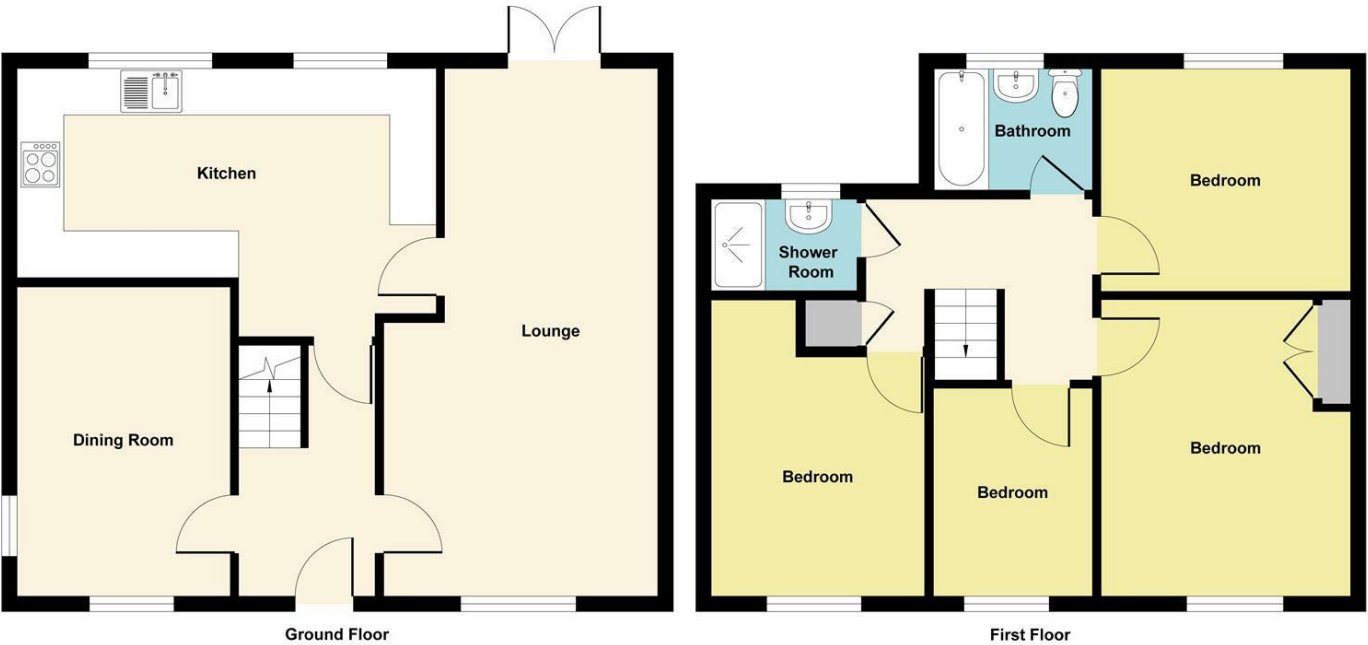
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Gary Townsend at Paul Mason Associates offers this four bedroom family home with wonderful gardens in the popular area of Broomfield. The property is positioned in a quiet cul-de-sac location within easy access of Broomfield's local shops, schools and hospital. Further facilities can be accessed in nearby Chelmsford City Centre, where excellent road and rail links can also be found.

A particular feature of this home is its wonderful landscaped gardens which wrap around the property, and provide many areas to sit and relax amongst the many specimen trees and plants. Internally, the four bedrooms are serviced by two bath / shower rooms and to the ground floor, two large reception rooms offer plenty of space for family living. The kitchen / breakfast room overlooks the gardens to the rear, and there is also further scope to extend the property further if so desired (STPC).

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DISTANCES

Chelmsford Station: 2.4 miles
King Edward VI Grammar School:
1.9 miles
Chelmsford County High School:
1.4 miles
Broomfield Hospital: 1.8 miles
Broomfield Primary School 0.7
miles
Chelmer Valley High School: 1.5
miles

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Stairs to first floor, radiator,
understairs storage cupboard,
carpet to floor and smooth ceiling.

Lounge

6.80m x 3.53m (22'3" x 11'6")
A dual aspect room with double
glazed window to front aspect and
French doors to the rear
overlooking the delightful
landscaped gardens. There is a
feature fireplace, radiator, carpet
to floor and smooth coved ceiling.
Door to Kitchen / Breakfast Room.

Dining Room

4.00m x 2.76m (13'1" x 9'0")
Double glazed windows to front
and side aspects, radiator,
service hatch to Kitchen, carpet to
floor and textured ceiling.

Kitchen / Breakfast Room

5.36m x 2.56m (17'7" x 8'4")
Two double glazed windows to
rear aspect plus roof lantern,
granite effect roll top worksurfaces
with matching base and wall units,
one and half bowl sink drainer unit
with central mixer taps and tiled
splashbacks, built-in double
electric oven plus gas hob with
extractor over, integrated
fridge/freezer and dishwasher,
space for washing machine, larder
cupboard, wall mounted boiler in
cupboard, Flotex flooring and
textured ceiling. Door to rear.

FIRST FLOOR

Bedroom One

3.79m x 2.63m (12'5" x 8'7")
Double glazed window to front
aspect, range of built-in
wardrobes, radiator, carpet to
floor and textured ceiling.

Bedroom Two

3.38m x 2.96m (11'1" x 9'8")
Double glazed window to rear
aspect, radiator, carpet to floor
and textured ceiling.

Bedroom Three

3.32m x 2.76m (10'10" x 9'0")
Double glazed window to front
aspect, built-in cupboards,
radiator, carpet to floor and
smooth ceiling.

Bedroom Four / Study

2.75m x 2.11 (9'0" x 6'11")
Double glazed window to front
aspect, built-in wardrobes,
radiator, carpet to floor and
textured ceiling.

Family Bathroom

Opaque double glazed window to
rear, panelled bath with central
mixer taps and shower attachment
over, LLWC, pedestal wash hand
basin with tiled splashbacks,
radiator, carpet to floor and
textured ceiling.

Shower Room

Opaque double glazed window to
rear, shower cubicle, pedestal
wash hand basin with tiled
splashbacks, radiator, carpet to
floor and smooth ceiling.

EXTERIOR

Garage & Parking

The property benefits from a
driveway offering off road parking
and leads to an attached garage
with up and over door with power
and lighting fitted. There is scope
to substantially extend the
driveway to the side, should
somebody require additional
space.

Front & Rear Gardens

A particular feature of this property
are its wonderfully stocked front
and rear gardens. The front of the
property has extensive planting of

specimen trees and shrubs which
softens the approach to the house
beautifully. Moving to the side
lawn, there are various flower and
plant borders with an array of
colour, and which also provides
access to the rear garden. The
rear garden has an abundance of
mature trees to its perimeter
including bay, hazelnut and
wisteria, and offer privacy and
annual greenery. Amongst the
gardens are various patio areas
which have been positioned to
allow both sunshine and shade
throughout the day, thus making
the most of this well designed and
manicured space.

Important Notices

We wish to inform all prospective
purchasers that we have prepared
these particulars including text,
photographs and measurements
as a general guide. Room sizes
should not be relied upon for
carpets and furnishings. We have
not carried out a survey or tested
the services, appliances and
specific fittings. These particulars
do not form part of a contract and
must not be relied upon as
statement or representation of
fact.

Viewings

Strictly by appointment only
through the selling agent Paul
Mason Associates 01245
382555.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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