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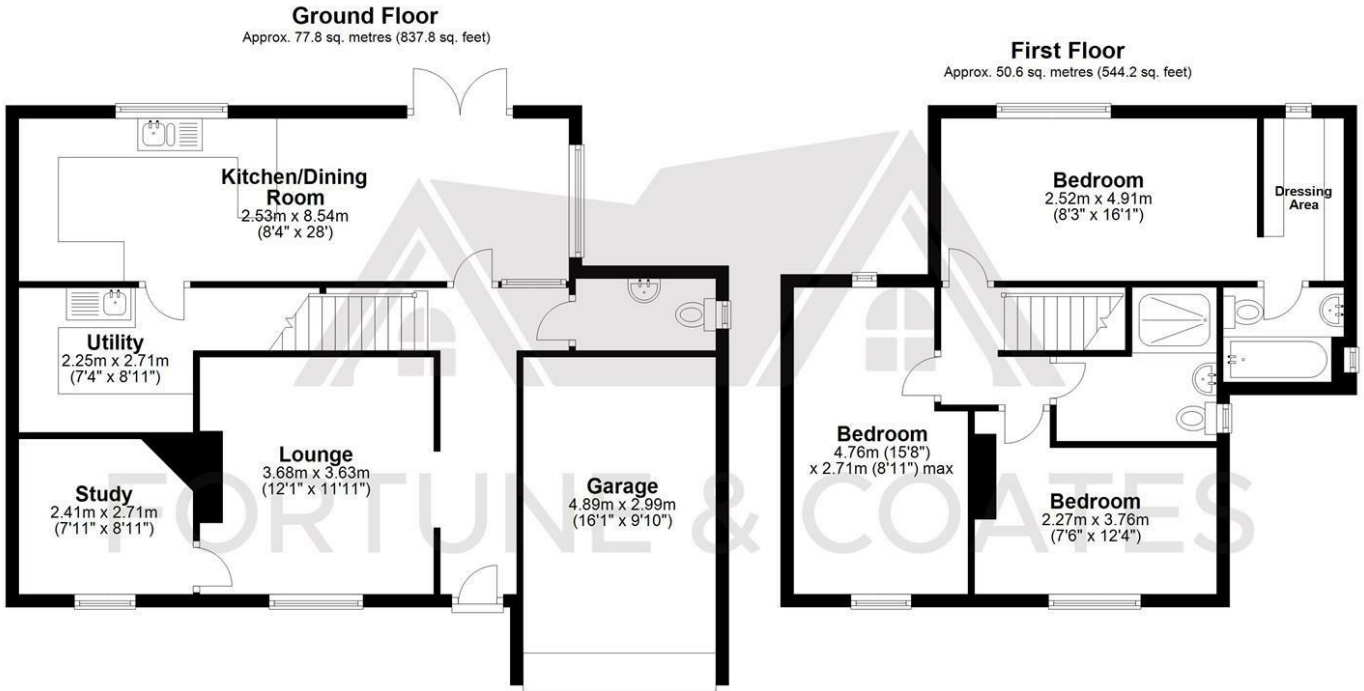
274 Broomfield Road, Chelmsford, CM1 4DY

Guide price **£550,000**

Guide Price: £550,000 - £575,000.

Located on the desirable Broomfield road is this beautifully extended and remodelled semi-detached family home which offers a unique blend of modern design and traditional charm. Stepping into the inviting entrance hall you are greeted with a vaulted ceiling, leading to a living room benefitting a feature fireplace. The property also boasts a cosy study with a corner fireplace. The heart of the home lies in the modern open plan kitchen/dining room, with double doors that open up to reveal a picturesque view of the rear garden. A utility room and cloakroom on the ground floor add practicality and convenience to the living space. Upstairs, the first floor presents a master bedroom suite with a dressing area and en-suite bathroom. Two additional bedrooms and a shower room with a modern white suite offer ample accommodation for a growing family.

Floor Plan

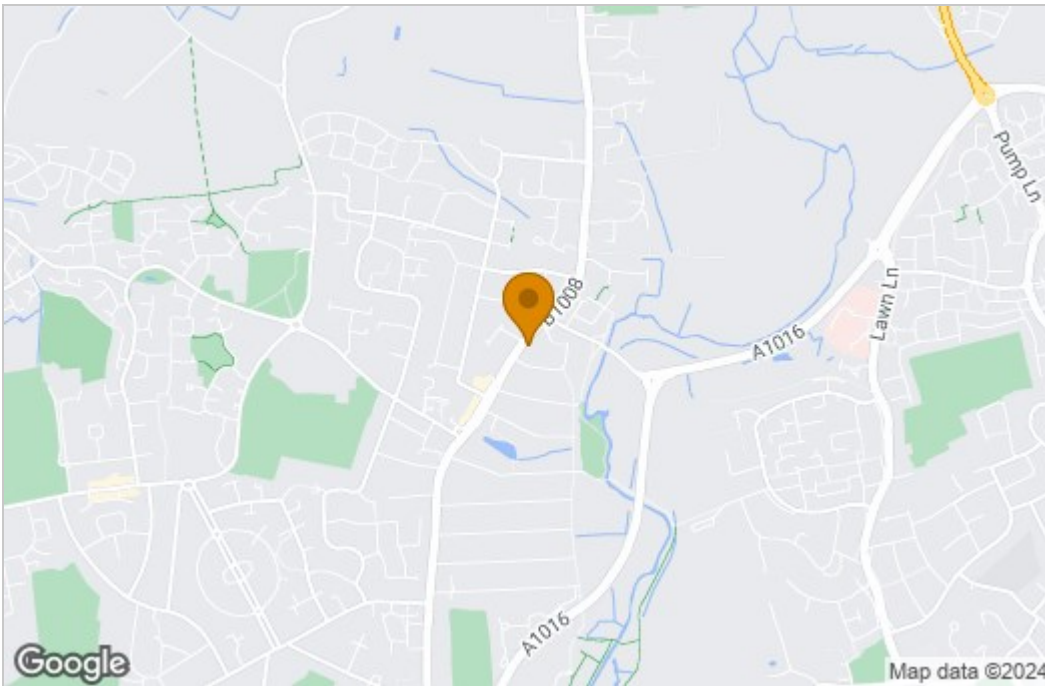


Total area: approx. 128.4 sq. metres (1382.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.fotomarketing.co.uk
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

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			
England & Wales		EU Directive 2002/91/EC	

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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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