

oakheart



£500,000

Offers In The Region Of
Coombe Rise, Chelmsford

Positioned towards the end of a cul-de-sac on Coombe Rise in Broomfield, this chalet-style home offers three upstairs bedrooms, a ground-floor fourth bedroom/additional reception room, an integral garage and an established rear garden. Local shops, Broomfield Primary School and St John Payne Catholic School are nearby, while bus links connect to Chelmsford city centre and its railway station, offering services to London Liverpool Street. The city centre also provides a wide choice of restaurants, shopping and leisure facilities.

The ground floor comprises an entrance porch and hallway, with a front room historically used as a bedroom, offering flexibility as a fourth bedroom, snug or

playroom. To the rear, the lounge features a fireplace and double doors opening onto the garden, providing a comfortable setting for relaxing and entertaining.

The kitchen features white units and contrasting worktops, while a separate dining room connects through an archway to an adjoining study. These distinct spaces provide room for family meals alongside home working or hobbies. A laundry room with an adjoining WC and a separate shower room complete the ground floor.

Upstairs are three bedrooms, including a generous principal bedroom with its

own WC. The principal bedroom measures approximately 14'3" x 11'7", with room for a double bed and accompanying furniture, while the remaining bedrooms offer accommodation for family or guests.

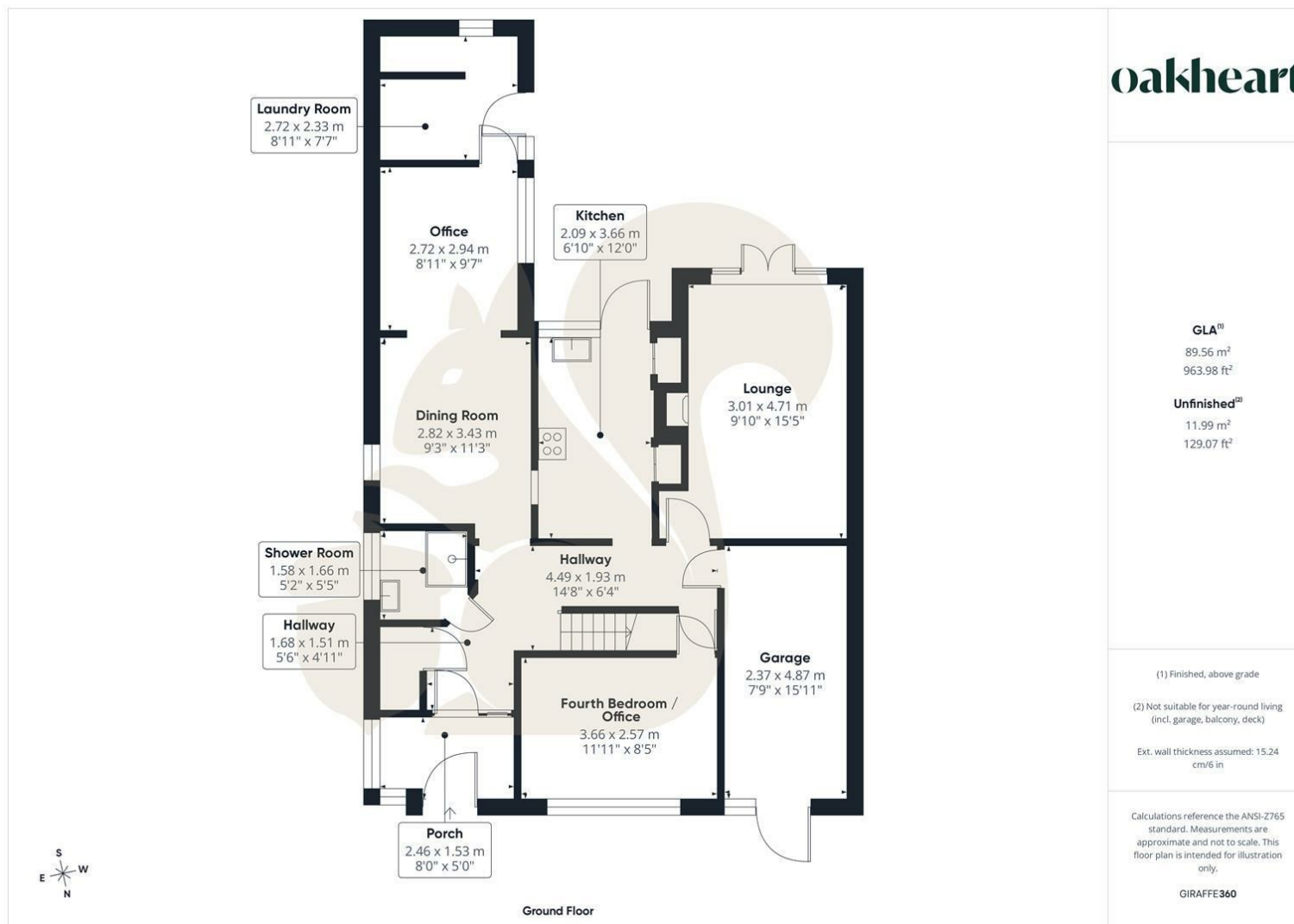
The rear garden features a lawn, paved seating areas, established planting and a timber garden building, with space for outdoor dining and gardening. To the front, a paved driveway provides off-road parking and access to the integral garage.











Local Authority:
Chelmsford

Tenure:
Freehold

Council Tax Band:
D

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 

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.

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