

Adrians

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For Sale

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Broomfield Road, Chelmsford

An absolutely stunning turn of the century, elevated four bedroom semi detached property which is perfectly set up for annex facilities or further reception room, utility and ground floor bedroom with en-suite. The property has a large professionally landscaped garden, extensive parking to the front and the location gives easy access to the City centre and Broomfield Hospital and is ideal for Grammar Schools and within walking distance of Broomfield shopping parade.



4 Bedroom(s)



3 Reception(s)



2 Bathroom(s)



ENTRANCE HALL

Staircase which rises and turns to the first floor, under stairs cupboard providing storage, radiator, access to basement.

BASEMENT 3.78m (12'5) x 3.2m (10'6)

Window to front.

GROUND FLOOR CLOAKROOM

Window to side, low level w.c, wash hand basin in vanity unit, radiator, wall mounted gas central heating boiler.

ANNEX KITCHEN 3.51m (11'6) x 2.54m (8'4)

Window to front, range of base and eye level fitted white units complimented by Corian work surface, moulded sink with mixer tap, double oven, gas hob with extractor over, ample space for table, down lighters to ceiling.

ANNEX LIVING ROOM 4.72m (15'6) x 3.25m (10'8)

French doors and windows across the rear, radiator.

ANNEX BEDROOM / BEDROOM FOUR 4.78m (15'8) x 2.54m (8'4)

Window to rear, air conditioning unit, fitted wardrobes.

ANNEX EN-SUITE

Double shower cubicle, wash hand basin in vanity unit, low level w.c, tiled flooring, radiator.

LIVING ROOM 3.68m (12'1) x 3.58m (11'9)

Bay sash windows to front, radiator, log burner, tiled hearth, open to

DINING ROOM 3.96m (13'0) x 3.33m (10'11)

Sash window to front.

KITCHEN / BREAKFAST ROOM 5.99m (19'8) x 2.69m (8'10) PLUS 2.95m (9'8") x 2.74m (9'0")

+ 2.95m (9'8') x 2.74m (9'0') Extensive range of base and eye level fitted high gloss white units incorporating Neff built in 'hide and slide' oven, further Neff warming drawer, Neff hob, under counter fridge and separate under counter freezer, dishwasher and wine fridge. The extensive Corian work surface has tiled splash backs, gas hob with extractor. The rear part of the kitchen has a fitted four seater table attached to a central island, moulded sink and drainer with mixer tap, French doors and windows which lead directly onto the outside patio.

FIRST FLOOR LANDING

Window to rear, loft ladder (we understand the loft is part-boarded), doors to

BEDROOM ONE 3.71m (12'2) x 3.58m (11'9)

Window to front, air conditioning unit, radiator.

BEDROOM TWO 3.35m (11'0) x 3.33m (10'11)

Window to front, air conditioning unit, radiator.

BEDROOM THREE 2.95m (9'8) x 2.77m (9'1)

Window to rear, radiator.

BATHROOM

Window to side, four piece suite comprising shower cubicle, bath with mixer tap, low level w.c, pedestal wash hand basin, tiled flooring, built in wardrobe, cupboard housing hot water tank.

EXTERIOR

The property benefits from a really good size plot with extensive parking to the front on block paved driveway, there is also a lawn and planting, access to the garage which benefits from a small work room at the rear, and pedestrian access to the side. The rear garden, is extensive, has a really large professionally laid Indian Sandstone patio with wall surround, retaining raised lawned area with planting and fenced to boundaries.



EPC RATING: C
COUNCIL TAX BAND: E
Freehold

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only.
ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

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For more information, please contact

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