



## Broomhall Road

Chelmsford, CM1 7HB

Freehold  
Tax Band: C

### Offers In The Region Of

**£400,000**



Boasting a **DOUBLE GARAGE** and parking for 2/3 cars, plus a **REFITTED 19' KITCHEN DINER** and a **SPACIOUS 19' LOUNGE** is this well presented semi detached home, ideally located in Broomfield, within walking distance to local shops, schools, Broomfield Hospital and easy access to the City Centre. With entrance porch, **THREE BEDROOMS**, refitted shower room and private rear garden with storage shed. Contact Hamilton Piers to view!



# Broomhall Road, Chelmsford, CM1 7HB

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## GROUND FLOOR ACCOMMODATION:

### ENTRANCE PORCH:

Secure part glazed entrance door into porch, radiator, door to lounge.

### LOUNGE:

19'06" x 11'01" (5.94m x 3.38m)

### KITCHEN DINER:

19'06" x 9'00" (5.94m x 2.74m)

## FIRST FLOOR ACCOMODATION:

### LANDING:

Loft hatch with ladder and doors to- bedroom one, bedroom two, bedroom three and bathroom.

### BEDROOM ONE:

10'09" x 11'03" (3.28m x 3.43m)

Double glazed window to front, radiator.

### BEDROOM TWO:

12'00" x 8'07" (3.66m x 2.62m)

Double glazed window to rear, radiator.

### BEDROOM THREE:

8'00">6'02" x 8'09" (2.44m>1.88m x 2.67m)

Double glazed window to front, radiator, storage cupboard.

### SHOWER ROOM:

7'04" x 5'02" (2.24m x 1.57m)

Double glazed window to rear, corner shower, wall mounted hand basin, chrome heated towel rail, fully tiled.

## EXTERIOR:

### REAR GARDEN:

Fully paved rear garden, side access to front of property, access door to garage, storage shed/outhouse.

### STORAGE SHED/ OUTHOUSE:

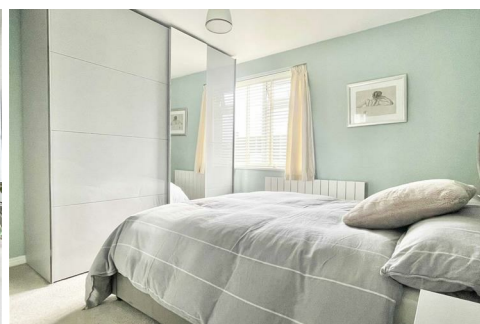
Wooden shed/outhouse with power connected.

## DOUBLE GARAGE:

Double garage with up and over doors, power connected.

## FRONTAGE & PARKING:

Paved courtyard style front garden with steps and path to front door, driveway parking for 2/3 vehicles.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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