

Paul Mason Associates



Petty Croft, Broomfield, Chelmsford, CM1 7FS

Guide price £600,000

- Energy Efficiency Rating**

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

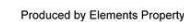
Environmental Impact (CO₂) Rating

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

Petty Croft is a quiet tree lined selection of properties conveniently positioned in popular area of Broomfield, approximately three miles north of Chelmsford city centre. Little and Great Waltham with their excellent pre and primary schooling, various pubs, and a well-stocked village store/post office are also nearby. There is also a regular bus service leading to the city centre, outlying villages and towns including Stansted Airport. The City of Chelmsford offers an excellent selection of private and state schooling including Chelmer Valley High School, Chelmsford County High and King Edwards, restaurants and shopping facilities including John Lewis with a mainline railway station serving London Liverpool Street with an approximate journey time of thirty-five minutes.

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DISTANCES

Chelmsford Station: 3.6 miles
Chelmer Valley High School: 0.5 miles
Grammar Schools: 3.1 miles
Stansted Airport: 15.5 miles
(All measurements are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Stairs to first floor with storage cupboard under, radiator with cover, Amtico flooring and smooth ceiling with smoke alarm fitted.

Cloakroom

Opaque double glazed window to front, LLWC, vanity wash hand basin with tiled splashback, radiator, Amtico flooring and smooth ceiling with sunken spotlights and extractor fan.

Lounge

4.77m x 3.49m (15'7" x 11'5")
Double glazed window to front overlooking a small copse, radiator, carpet to floor and smooth ceiling with sunken spotlights.

Dining Area

4.14m x 3.26m (13'6" x 10'8")
Open plan to kitchen, radiator, Amtico flooring and smooth ceiling with sunken spotlights. French doors to patio and garden.

Kitchen Area

4.59m x 3.16m (15'0" x 10'4")
Double glazed window to rear overlooking the garden, range of modern base and wall units with granite effect work surface incorporating a one and half bowl sink drainer unit with central mixer tap, built-in electric double oven with gas hob and extraction over, integrated fridge/freezer and dishwasher, space for washing machine, breakfast bar, radiator, Amtico flooring and smooth ceiling with sunken spotlights. Door to side and open to Dining Area.

First Floor

Landing

Airing cupboard, radiator, carpet to floor and smooth ceiling with loft hatch.

Bedroom One

4.12m x 3.27m (13'6" x 10'8")
Double glazed window to front, built-in wardrobes, radiator, carpet to floor and smooth ceiling with sunken spotlights.

Bedroom One En-Suite

Opaque window to side, LLWC, wash hand basin with tiled splashback, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

Bedroom Two

3.73m x 3.07m (12'2" x 10'0")
Double glazed window to rear, radiator, carpet to floor and smooth ceiling.

Bedroom Three

3.73m x 3.31m (max) (12'2" x 10'10" (max))
Double glazed window to rear, radiator, carpet to floor and smooth ceiling.

Bedroom Four / Study

2.47m x 2.17m (8'1" x 7'1")
Double glazed window to front, radiator, carpet to floor and smooth ceiling.

Family Bathroom

Opaque double glazed window to side, panelled bath with central mixer tap and shower attachment over, LLWC, wash hand basin with tiled splashback, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR

Garage & Parking

7.00m x 3.06m (22'11" x 10'0")
The property has a driveway providing parking for two vehicles and leads to a larger than average garage which has an up and over door, power and lighting fitted and eaves storage. There is also a courtesy door to the rear garden.

Gardens

The property benefits from a spacious level garden which commences with a patio area, ideal for al-fresco dining, positioned off the Dining Room. From here, you step onto a generous level lawn with additional play area with soft rubber surface, making it ideal for a growing family.

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.



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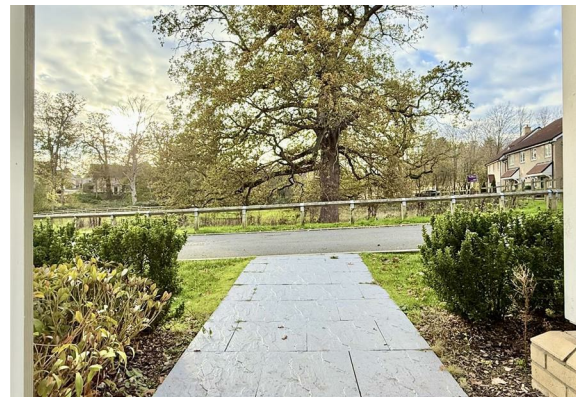
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