



Petty Croft, Broomfield



Petty Croft

Broomfield

Guide Price £675,000

*** GUIDE PRICE: £675,000 - £700,000 *** This beautifully presented four-bedroom detached family home is ideally situated in the highly desirable area of Broomfield, just moments from Broomfield Hospital and within easy reach of Chelmsford city centre, excellent schools, and superb transport links. Offering generous and versatile living space across two floors, this home perfectly balances style, comfort, and practicality — ideal for modern family life. The ground floor welcomes you with a bright and spacious hallway leading to three well-planned living areas. To the front, a formal dining room provides the perfect setting for family meals or entertaining guests. The impressive kitchen/diner sits at the heart of the home, featuring ample worktop and storage space, with room for a large family dining table. Adjacent to the kitchen, a useful utility room offers direct access to the rear garden. At the back of the property, the light-filled living room enjoys French doors opening out to the garden, creating a seamless flow between indoor and outdoor living. A convenient downstairs WC completes the ground floor. Upstairs, a generous landing leads to four double bedrooms, each offering comfort and flexibility for family members or guests. The principal bedroom benefits from a modern en suite shower room, while the remaining bedrooms are served by a stylish family bathroom. Outside, the private rear garden provides a perfect mix of lawn and patio areas — ideal for children to play, family barbecues, or simply relaxing in the sunshine. The front of the property offers off-road parking via a private



driveway and access to a garage, ensuring both convenience and storage. This property is superbly positioned for families, with several highly regarded schools nearby. Broomfield Primary School (rated Good by Ofsted) and the outstanding Perryfields Junior School are both within easy reach. For secondary education, Chelmer Valley High School and King Edward VI Grammar School (KEGS) are also easily accessible and well respected in the area. The location offers excellent local amenities, including nearby shops, cafés, and family-friendly pubs. Broomfield Hospital is only a short walk away, and Chelmsford city centre provides a wealth of shopping, dining, and leisure options, including the vibrant Bond Street development and Riverside Leisure Centre. For commuters, Chelmsford's mainline railway station offers direct services to London Liverpool Street, while excellent road links via the A12 and A130 ensure easy travel throughout the region. Spacious, stylish, and perfectly located for family life, this outstanding home combines comfort, convenience, and quality living in one of Chelmsford's most desirable neighbourhoods. EPC

Entrance Hall 8' 8" x 11' 0" (2.64m x 3.35m)

Kitchen/Breakfast Room 9' 9" x 23' 3" (2.97m x 7.08m)

Utility Room 6' 11" x 5' 6" (2.11m x 1.68m)

Living Room 15' 6" x 11' 9" (4.72m x 3.58m)

Dining Room 11' 6" x 11' 10" (3.50m x 3.60m)

WC 4' 9" x 4' 10" (1.45m x 1.47m)

Landing 8' 1" x 13' 5" (2.46m x 4.09m)

Principal Bedroom 9' 2" x 13' 7" (2.79m x 4.14m)

En-Suite 4' 8" x 8' 7" (1.42m x 2.61m)

Bedroom 2 12' 2" x 9' 3" (3.71m x 2.82m)

Bedroom 3 9' 11" x 10' 11" (3.02m x 3.32m)

Bedroom 4 6' 11" x 11' 11" (2.11m x 3.63m)

Family Bathroom 6' 11" x 7' 3" (2.11m x 2.21m)

Garage 10' 2" x 22' 10" (3.10m x 6.95m)













WNN

PROPERTIES

Score	Energy rating	Current	Potential
92+	A		109 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band F

148 Hutton Road
 Shenfield
 Essex CM15 8NL
01277 225191

admin@wnproperties.co.uk
 wnproperties.co.uk



Floor 0 Building 1

- Living Room: 4.72 x 3.59 m (15'6" x 11'9")
- Dining Room: 3.52 x 3.36 m (11'6" x 11'0")
- Kitchen: 2.97 x 7.11 m (9'9" x 23'3")
- Hallway: 2.66 x 3.35 m (8'8" x 11'0")
- Utility Room: 2.11 x 1.68 m (6'11" x 5'6")
- WC: 1.47 x 1.48 m (4'9" x 4'10")

Floor 1 Building 1

- Bedroom: 2.81 x 4.15 m (9'2" x 13'7")
- Bedroom: 2.13 x 3.65 m (6'11" x 11'11")
- Bedroom: 3.72 x 2.84 m (12'2" x 9'3")
- Bedroom: 3.03 x 3.33 m (9'11" x 10'11")
- Landing: 2.48 x 4.10 m (8'1" x 13'5")
- Bathroom: 1.43 x 2.64 m (4'8" x 8'7")
- Bathroom: 2.13 x 2.22 m (6'11" x 7'3")

Floor 0 Building 2

- Garage: 3.11 x 6.97 m (10'2" x 22'10")

Approximate total area⁽¹⁾
 146.2 m²
 1574 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Every effort has been made to ensure the complete accuracy of these particulars, however they cannot be guaranteed. Always check before agreeing to purchase. This includes checking on the existence of relevant permissions, services/utilities, fixtures, fittings and appliances which have not been tested by WN Properties and there is no guarantee that they are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction, structural condition or the surroundings of the property. All measurements are approximate and any drawings/floorplans provided are for general guidance and are not to scale. WN Properties recommend ancillary service providers from time to time to assist you with your purchase. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider may pay us a Referral Fee. The Referral Fee is separate from your obligation to pay your fees or commission.