

Paul Mason Associates



Petty Croft, Broomfield, Chelmsford, CM1 7FS

Guide price £600,000

- Four Bedroom Detached Family Home
- Kitchen / Dining Room Overlooking The Rear Garden
- Formal Lounge Overlooking A Mature Copse
- Spacious Hallway Plus Ground Floor Cloakroom
- Master Bedroom With En-Suite Shower Room
- Detached Garage Plus Double Length Driveway
- Landscaped Rear Garden With Patio Area
- Popular Location Within Easy Reach Of Broomfield Hospital & Grammar Schools
- Easy Access Of Stansted, Chelmsford Plus Road & Rail Links To London

Gary Townsend at Paul Mason Associates offers this well presented four bedroom detached family home overlooking a small copse in the popular area of Petty Croft, Broomfield. The ground floor boasts a spacious hallway, cloakroom, formal lounge and an open plan kitchen / dining room which overlooks the landscaped rear garden. The first floor offers a master bedroom with en-suite shower room, plus three further bedrooms serviced by the family bathroom. There is a detached garage and double length driveway plus a landscaped rear garden with patio area and an array of trees and plants.

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	100+		
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>	85	(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

## 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.

#### 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.

#### 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.

### FIRST FLOOR

#### Landing

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

#### Bedroom One

Double glazed window to front, 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

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 / three 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 level, landscaped rear garden which commences with a patio area, positioned off the Dining Room and leads to the formal lawn, with well stocked borders and mature trees to the borders. There is also a hard standing storage area behind the garage and to the side of the property. An access gate leads to the double length driveway and courtesy door to the garage.

#### 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.



Paul Mason Associates

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