



Broomfield
£400,000
4-bed semidetached house

Main Road

This charming four bedroom house is arranged over three floors and is located in the highly sought-after Broomfield Village area, approximately 2.4 miles north of the City Centre. The property features a recent loft conversion, which has created two bedrooms and a stunning contemporary shower room and a full rewire throughout. There is also further potential to extend (subject to relevant planning consent).

Upon entering, you are greeted by a welcoming hallway that leads to a bay-fronted living room. This living area seamlessly flows into the dining room, which in turn provides access to the rear-facing kitchen.

The staircase from the hallway ascends to the first-floor landing, which offers access to two generously sized double bedrooms and a well-appointed four-piece family bathroom. Further stairs lead to the second-floor landing, where you will find two additional bedrooms along with an impressive shower and WC room.

This home combines character with modern living with off road parking to the front and a generous sized rear garden to enjoy.

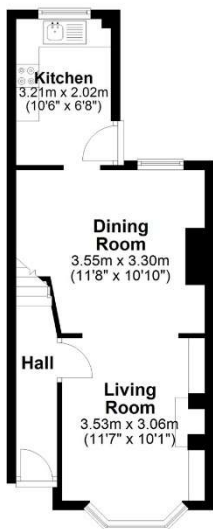
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Floor Plans

Ground Floor



APPROX INTERNAL FLOOR AREA
36 SQ M 385 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
101 SQ M 1092 SQ FT

This plan is for layout guidance only and is NOT TO SCALE
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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First Floor



APPROX INTERNAL FLOOR AREA
36 SQ M 389 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
101 SQ M 1092 SQ FT

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Second Floor



APPROX INTERNAL FLOOR AREA
29 SQ M 318 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
101 SQ M 1092 SQ FT

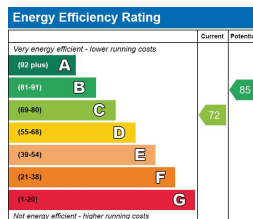
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Features

- Two bath/shower rooms
- Four bedrooms
- Off road parking on front
- Lounge & dining areas
- Fitted kitchen
- Good sized rear garden
- 1.7 mile walk to City centre
- Near to excellent graded schools
- Easy access to Broomfield Hospital
- Gas central heating

EPC Rating



Tenure: Freehold

Council Tax: Band C is the council tax band for this property with an annual amount of £2,008.96

The Nitty Gritty (Tarzan Edition)

As integral part of jungle community, we've gotten to know best professionals in whole vine-swinging land for job. If Tarzan recommend one to you, it be in good faith that they make whole house-buying expedition smooth as jungle river. Please be aware small number of parties we recommend (certainly not majority of tribe) may on occasion pay us referral fee up to £200 bananas. You under no obligation to use third party jungle professional we recommend.

Should you successfully have offer accepted on one of our treehouses and proceed to purchase, there be administration charge of £36 inc. VAT per person (non-refundable) to complete our Anti Money Laundering identity checks with wise jungle elders.

