

Extended Family Home in the Heart of Broomfield

 5 Bedrooms

 3 Bathrooms

 2 Reception

 1 Kitchen



8 SCHOOL LANE - BROOMFIELD - CHELMSFORD - CM1 7DN

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A beautifully extended and modernised detached family home arranged over two floors, offering approximately 1,850 sq ft (172 sqm) of bright, well-proportioned living space.

Comprising five bedrooms, three bathrooms, a living room, study and a superb open-plan kitchen/dining room, this is a rare opportunity to acquire a substantial family home in one of Chelmsford's most sought-after villages.

The heart of the home is the impressive kitchen/dining room, with a large central island, twin roof lights and bi-fold doors opening onto the patio and garden. A larder/utility room and ground floor WC add everyday practicality.

Upstairs, the principal bedroom benefits from an en-suite shower room. Outside, a generous lawned garden, a large driveway, an integral garage and solar panels, generating approximately £2,000 tax-free per year, complete this exceptional home.



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Broomfield is one of Chelmsford's most popular villages, offering a friendly community feel with the city and open countryside both close at hand.

School Lane is ideally placed for families, with Broomfield Primary School on the doorstep and the highly regarded King Edward VI Grammar School and Chelmsford County High School for Girls within easy reach.

Transport links are excellent. Chelmsford station offers fast mainline services to London Liverpool Street, while the A12 and A130 provide easy road access across Essex and to London.

The village enjoys local shops, a traditional pub and sports facilities, with Broomfield Hospital nearby and scenic river and countryside walks along the Chelmer Valley.

Chelmsford city centre, with its extensive shopping, restaurants and leisure facilities, is just a short drive away.

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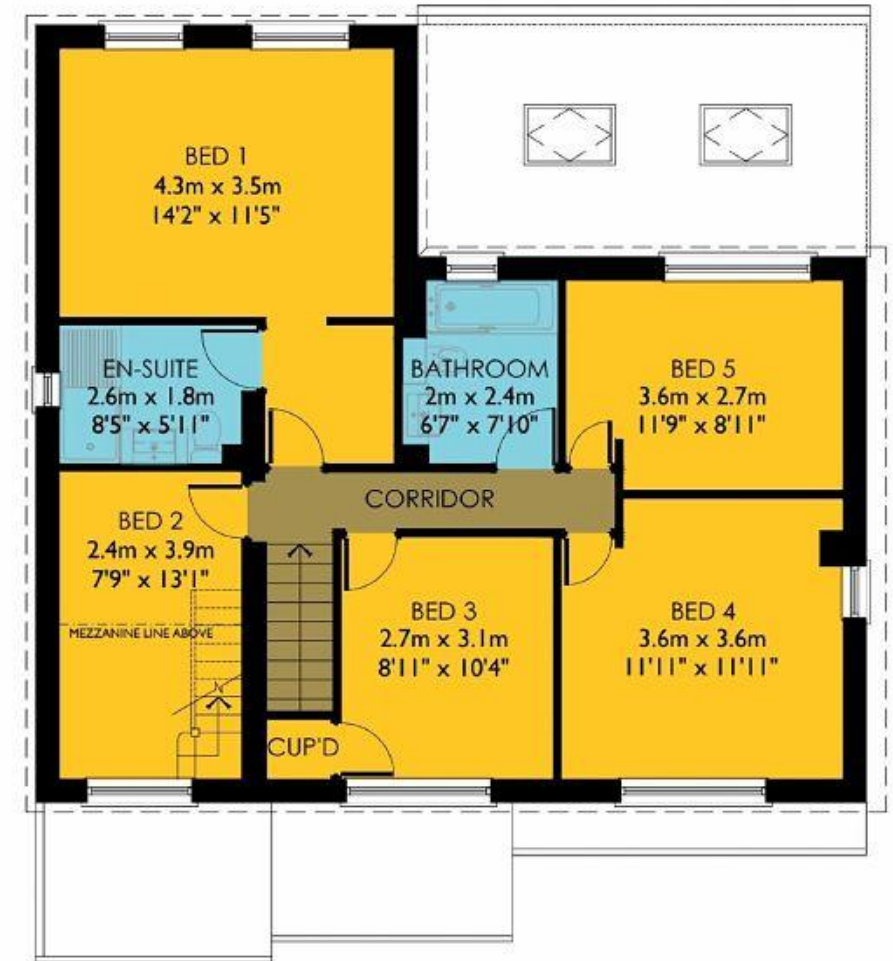
Floor Plan

Approximate total floor area
1,850 sq ft (172 sqm)
excluding garage

For illustration only. Not to scale.



GROUND FLOOR



FIRST FLOOR

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Local Authority
Chelmsford City Council

Council Tax
Band = E

Services & Additional Information
Tenure = Freehold
Parking = Driveway & integral garage
Solar panels fitted
Solar income = approx. £2,000 per year (tax-free)

EPC
EPC Rating = C

PROPERTY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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