

HOME



Chelmsford
Guide Price £775,000
4-bed detached house

School Lane

This established 1,938 SQ FT detached family home has been much improved by the current sellers during their ownership including completely refitting the two bath/shower rooms recently. Inside, there are four principle reception areas, four bedrooms and two bath/shower rooms. There is a spacious kitchen/breakfast room, open plan living and a separate utility room and playroom. Outside, there is a driveway to front providing off road parking with EV charging point and a single garage. The rear garden is 176' 0" x 38' 0" (53.64m x 11.58m) and has a large patio area with plenty of space for entertaining and a modern garden office making the perfect space to work from home with power, lighting and hard wired ethernet cable connected. An internal viewing is really the only way to be understand and appreciate the size and specification.

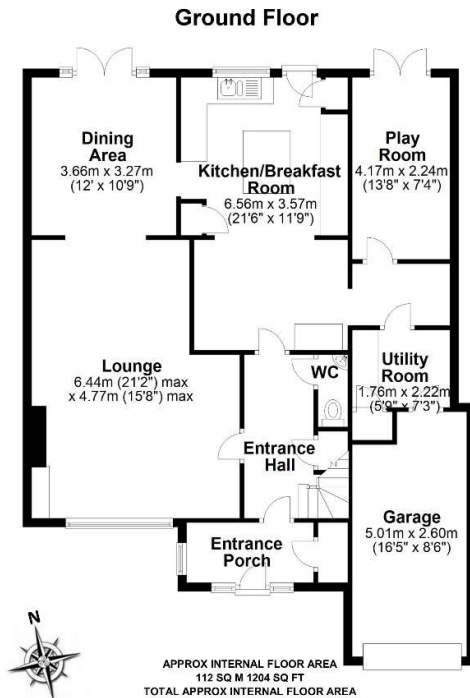
Broomfield is located on the north side of the City with a frequent bus service to the City centre, railway station and Broomfield Hospital. The village itself has primary and secondary schooling available, various local shops and convenience stores, sports facilities, and a choice of open country and river walks. There is also a traditional public house serving hot food and real ales just a short walk away. The railway station has a frequent service with trains to Stratford, London from 31 minutes and Liverpool Street from 36 minutes. The City centre itself has a wide range of places to eat, drink and shop and also includes two cinemas and plenty of open space and parks which have recently become home to pop up festivals and community events.

Chelmsford
11 Duke Street
Essex CM1 1HL

Sales
01245 250 222
Lettings
01245 253 377
Mortgages
01245 253 370

thehomepartnership.co.uk

Floor Plans



APPROX INTERNAL FLOOR AREA
112 SQ M 1204 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
180 SQ M 1939 SQ FT
Including Garage
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.

Copyright
HOME



APPROX INTERNAL FLOOR AREA
68 SQ M 735 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
180 SQ M 1939 SQ FT
Including Garage

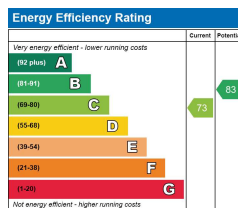
This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.

Copyright
HOME

Features

- Spacious family home 1,938 SQ FT
- Open plan living
- Lounge with log burner
- Separate utility room
- Playroom
- Air conditioning to three of the bedrooms
- Two completely new fitted bath/shower rooms
- On a bus route to the City & Broomfield Hospital
- Rear garden 176' 0" x 38' 0" (53.64m x 11.58m)
- Home office/garden cabin with hard wiring for the ethernet

EPC Rating



The Nitty Gritty

Tenure: Freehold

Band F is the Council Tax band for this property and the annual council tax bill is £2,992.86.

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

