



## Broomhall Road

Chelmsford, CM1 7HB

**Asking Price £390,000**

Freehold  
Tax Band: C



Boasting a **DOUBLE GARAGE** and parking for 2/3 cars, plus a **REFITTED 19' KITCHEN DINER** and a **SPACIOUS 19' LOUNGE** is this well presented semi detached home, ideally located in Broomfield, within walking distance to local shops, schools, Broomfield Hospital and easy access to the City Centre. With entrance porch, **THREE BEDROOMS**, refitted shower room and private rear garden with storage shed. Contact Hamilton Piers to view!



# Broomhall Road, Chelmsford, CM1 7HB

---

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE PORCH:

Secure part glazed entrance door into porch, radiator, door to lounge.

### LOUNGE:

19'06" x 11'01" (5.94m x 3.38m)

### KITCHEN DINER:

19'06" x 9'00" (5.94m x 2.74m)

## FIRST FLOOR ACCOMODATION:

### LANDING:

Loft hatch with ladder and doors to- bedroom one, bedroom two, bedroom three and bathroom.

### BEDROOM ONE:

10'09" x 11'03" (3.28m x 3.43m)

Double glazed window to front, radiator.

### BEDROOM TWO:

12'00" x 8'07" (3.66m x 2.62m)

Double glazed window to rear, radiator.

### BEDROOM THREE:

8'00">6'02" x 8'09" (2.44m>1.88m x 2.67m)

Double glazed window to front, radiator, storage cupboard.

### SHOWER ROOM:

7'04" x 5'02" (2.24m x 1.57m)

Double glazed window to rear, corner shower, wall mounted hand basin, chrome heated towel rail, fully tiled.

## EXTERIOR:

### REAR GARDEN:

Fully paved rear garden, side access to front of property, access door to garage, storage shed/outhouse.

### STORAGE SHED/ OUTHOUSE:

Wooden shed/outhouse with power connected.

## DOUBLE GARAGE:

Double garage with up and over doors, power connected.

## FRONTAGE & PARKING:

Paved courtyard style front garden with steps and path to front door, driveway parking for 2/3 vehicles.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

