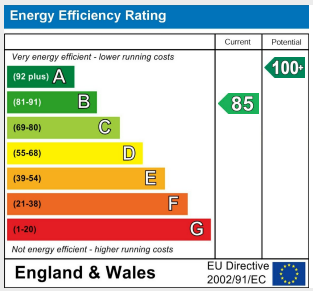
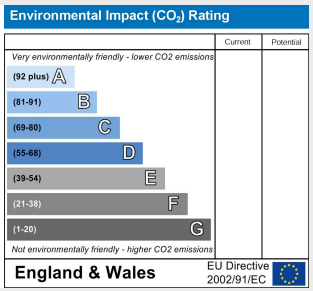

Paul Mason
Associates
Searle Crescent, Broomfield, Chelmsford, CM1 7FP
Guide price £550,000

- Detached Family Home With NO ONWARD CHAIN
- Four Bedrooms
- En-Suite To Master Bedroom
- Open Plan Kitchen / Dining Room With French Doors To The Rear Garden
- Spacious Entrance Hall Plus Cloakroom
- Lounge
- Tandem Garage Plus Off Road Parking For Two Vehicles
- Enclosed Rear Garden
- Easy Access To Broomfield Hospital & Chelmsford City Centre
- Viewing Advised To Appreciate Space On Offer





NO CHAIN (Guide Price £550,000 - £570,000) Gary Townsend at Paul Mason Associates offers this modern four bedroom detached family home in the popular area of Broomfield. The ground floor boasts a spacious Entrance Hall, Cloakroom, Kitchen / Dining room plus formal Lounge, and on the first floor the master bedroom benefits from an en-suite shower room, with the further three bedrooms serviced via the family bathroom. A tandem garage garage is found top the side of the property and there is a private driveway for two vehicles.

Searle Crescent is 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.

Searle Crescent, Broomfield, Chelmsford, CM1 7FP

Paul Mason Associates



Produced by Elements Property

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, radiator, wood effect flooring and smooth ceiling with smoke alarm fitted.

Cloakroom

Double glazed window to front, LLWC, wash hand basin with tiled splashback, radiator, wood effect flooring and smooth ceiling with sunken spotlights and extractor fan.

Lounge

4.78m x 3.50m (15'8" x 11'5")
Double glazed window to front, radiator, carpet to floor and smooth ceiling.

Kitchen Area

4.58m x 3.16m (15'0" x 10'4")
Double glazed windows to rear, 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, dishwasher and wash=hing machine, breakfast bar, under stairs storage cupboard, wood effect flooring and smooth ceiling with sunken spotlights. Door to side, and open plan to Dining Area.

Dining Area

4.14m x 3.52m (13'6" x 11'6")
Open Plan to Kitchen, radiator, wood effect flooring and smooth ceiling. French doors to rear patio and garden.

FIRST FLOOR

Bedroom One

4.10m x 3.90m (max) (13'5" x 12'9" (max))
Double glazed window to front, radiator, carpet to floor and smooth ceiling.

Bedroom One En-Suite

Opaque double glazed window to side, double shower, LLWC, wash hand basin with tiled splashback, extractor fan, heated towel rail, wood effect flooring and smooth ceiling with sunken spotlights.

Bedroom Two

3.70m x 3.20m (max) (12'1" x 10'5" (max))
Double glazed window to rear, radiator, carpet to floor and smooth ceiling.

Bedroom Three

3.70m x 3.00m (max) (12'1" x 9'10" (max))
Double glazed window to rear, radiator, carpet to floor and smooth ceiling.

Bedroom Four

2.40m x 2.10m (7'10" x 6'10")
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, extractor fan, heated towel rail, wood effect flooring and smooth ceiling with sunken spotlights.

EXTERIOR

Driveway & Parking

The driveway is located to the side of the property and offers off road parking for approximately two cars and leads to the attached garage which has an electric roller door, eaves storage and power and lighting fitted.

Rear Garden

The rear garden commences with a patio area that is accessed via the French doors and also the courtesy door from the garage. There is also a lawn area to this first tier, from which you step down onto the lower tier which is also laid to lawn.

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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.











Paul Mason Associates

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

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Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

The Property Ombudsman SALES
OFT Approved code

















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