

Paul Mason Associates



Coombe Rise, Broomfield, Essex, CM1 7DG

Offers in excess of £475,000

DISTANCES

Chelmsford Station: 2.4 miles
King Edward VI Grammar School:
1.9 miles
Chelmsford County High School:
1.4 miles
Broomfield Hospital: 1.8 miles
Broomfield Primary School 0.7
miles
Chelmer Valley High School: 1.5
miles

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Stairs to first floor, radiator,
understairs storage cupboard,
carpet to floor and smooth ceiling.

Lounge

6.80m x 3.53m (22'3" x 11'6")
A dual aspect room with double
glazed window to front aspect and
French doors to the rear
overlooking the delightful
landscaped gardens. There is a
feature fireplace, radiator, carpet
to floor and smooth coved ceiling.
Door to Kitchen / Breakfast Room.

Dining Room

4.00m x 2.76m (13'1" x 9'0")
Double glazed windows to front
and side aspects, radiator,
service hatch to Kitchen, carpet to
floor and textured ceiling.

Kitchen / Breakfast Room

5.36m x 2.56m (17'7" x 8'4")
Two double glazed windows to
rear aspect plus roof lantern,
granite effect roll top worksurfaces
with matching base and wall units,
one and half bowl sink drainer unit
with central mixer taps and tiled
splashbacks, built-in double
electric oven plus gas hob with
extractor over, integrated
fridge/freezer and dishwasher,
space for washing machine, larder
cupboard, wall mounted boiler in
cupboard, Flotex flooring and
textured ceiling. Door to rear.

FIRST FLOOR

Bedroom One

3.79m x 2.63m (12'5" x 8'7")
Double glazed window to front
aspect, range of built-in
wardrobes, radiator, carpet to
floor and textured ceiling.

Bedroom Two

3.38m x 2.96m (11'1" x 9'8")
Double glazed window to rear
aspect, radiator, carpet to floor
and textured ceiling.

Bedroom Three

3.32m x 2.76m (10'10" x 9'0")
Double glazed window to front
aspect, built-in cupboards,
radiator, carpet to floor and
smooth ceiling.

Bedroom Four / Study

2.75m x 2.11 (9'0" x 6'11")
Double glazed window to front
aspect, built-in wardrobes,
radiator, carpet to floor and
textured ceiling.

Family Bathroom

Opaque double glazed window to
rear, panelled bath with central
mixer taps and shower attachment
over, LLWC, pedestal wash hand
basin with tiled splashbacks,
radiator, carpet to floor and
textured ceiling.

Shower Room

Opaque double glazed window to
rear, shower cubicle, pedestal
wash hand basin with tiled
splashbacks, radiator, carpet to
floor and smooth ceiling.

EXTERIOR

Garage & Parking

The property benefits from a
driveway offering off road parking
and leads to an attached garage
with up and over door with power
and lighting fitted. There is scope
to substantially extend the
driveway to the side, should
somebody require additional
space.

Front & Rear Gardens

A particular feature of this property
are its wonderfully stocked front
and rear gardens. The front of the
property has extensive planting of

specimen trees and shrubs which
softens the approach to the house
beautifully. Moving to the side
lawn, there are various flower and
plant borders with an array of
colour, and which also provides
access to the rear garden. The
rear garden has an abundance of
mature trees to its perimeter
including bay, hazelnut and
wisteria, and offer privacy and
annual greenery. Amongst the
gardens are various patio areas
which have been positioned to
allow both sunshine and shade
throughout the day, thus making
the most of this well designed and
manicured space.

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.

Viewings

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



Paul Mason Associates

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Sales | Lettings | Development | Investment

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Paul Mason Associates Limited Registered in England Number - 6767946
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