

Searle Crescent, Broomfield, Chelmsford, CM1 7FN



**Freehold**

Asking Price Of

**£350,000**

Subject to contract

**2** bedrooms  
**1** reception room  
**2** bathrooms



A beautifully presented two-bedroom coach house, offering modern living with great links to Broomfield Hospital and local amenities.



# Some details

## GENERAL INFORMATION

Offering neutral décor throughout, to the ground floor the property consists of a entrance hall where there is space for coats and shoes, which then leads directly to the stairs leading you to the first floor where the living space begins.

The entrance hall provides access to the stairs to the first floor, you are welcomed into a spacious open plan kitchen/dining/living space, the kitchen offers a range of base and eye level units, work surfaces and integral appliances such as, washer/dryer, dishwasher and fridge freezer, there is a gas hob with oven below and retractable extractor hood, the boiler is also housed in a cupboard in the kitchen.

The living space offers space for a dining table and sofa and offers a Juliet balcony with double doors. From the open plan living, there is access to the family bathroom offering a hand wash basin, low level wc and bathtub. Furthermore, there is access to bedroom two which has space for a double bed as well benefitting from built in wardrobes with mirror.

Bedroom one with space for wardrobes and a double bed benefits from an en suite shower room, consisting of a hand wash basin, low level wc and shower cubicle.

### KITCHEN / DINING / LIVING

21' 7" x 19' 8" (6.58m x 5.99m)

### BEDROOM ONE

14' 0" x 9' 0" (4.27m x 2.74m)

### BEDROOM TWO

9' 1" x 9' 0" (2.77m x 2.74m)

## OUTSIDE

Externally the property offers off road parking for 2 vehicles, that are located below the coach house in a carport. Additionally, there is a storage cupboard that runs underneath the staircase which is situated to the rear of the property in the carport.

## LOCATION

The property is ideally nestled in Broomfield, just a stone's throw away from Broomfield Hospital as well as walking distance to local amenities, bus routes, shops and the Chelmer Valley High School.

For the commuter there is straight forward access to Chelmsford's mainline station offering frequent train services to London Liverpool St. (Approximate journey time 35 minutes).

By road there is convenient access to the A12 providing access to Colchester to the north and M25 (junction 28) to the south.

## IMPORTANT INFORMATION

Council Tax Band: C

Services: We understand all mains services are connected.

Tenure: Freehold

EPC Rating: B

## DIRECTIONS

The property is located along Searle Crescent, which is just off the hospital approach. Satnav = CM1 7FN.

For full directions please contact a member of the sales team on 01245 292100

## FURTHER INFORMATION

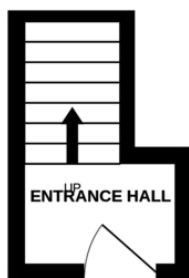
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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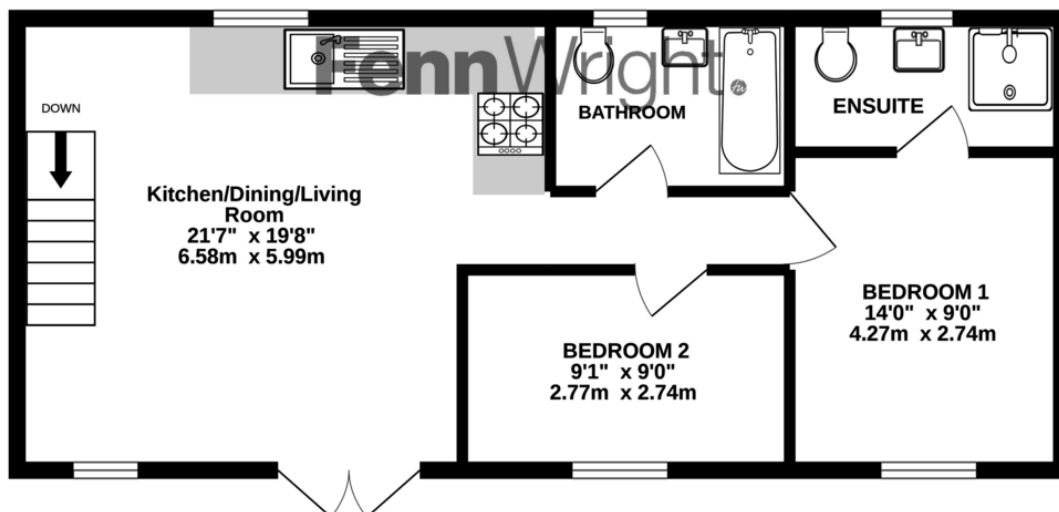
## VIEWING

To make an appointment to view this property please call us on 01245 292 100.

GROUND FLOOR



1ST FLOOR



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To find out more or book a viewing

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