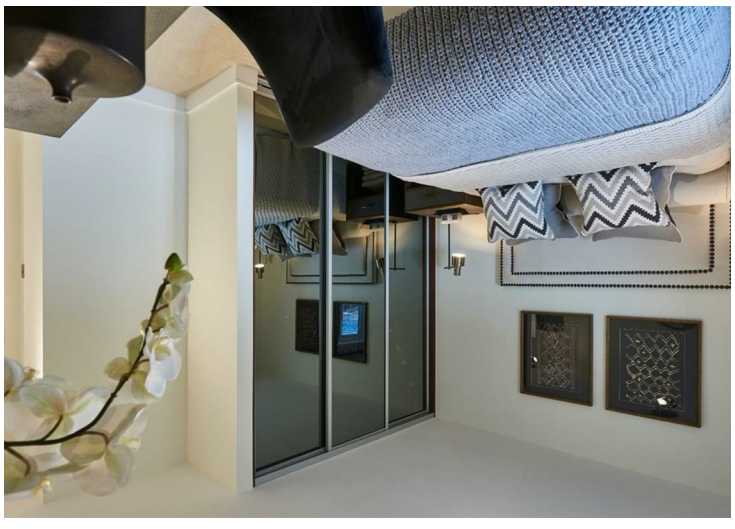

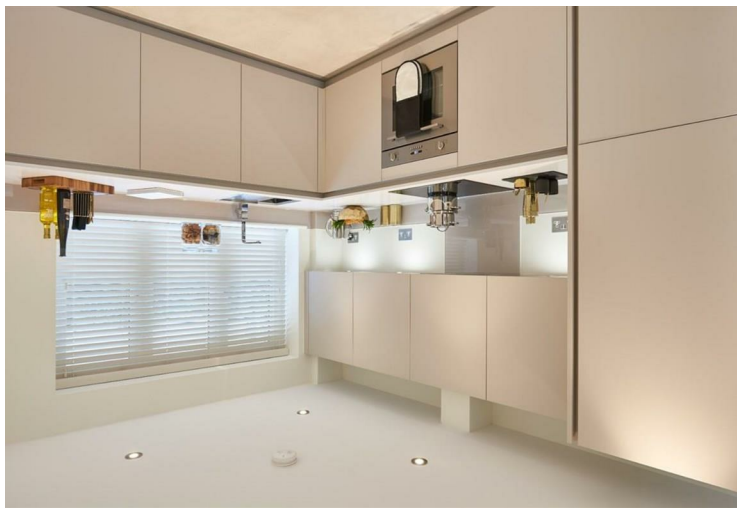

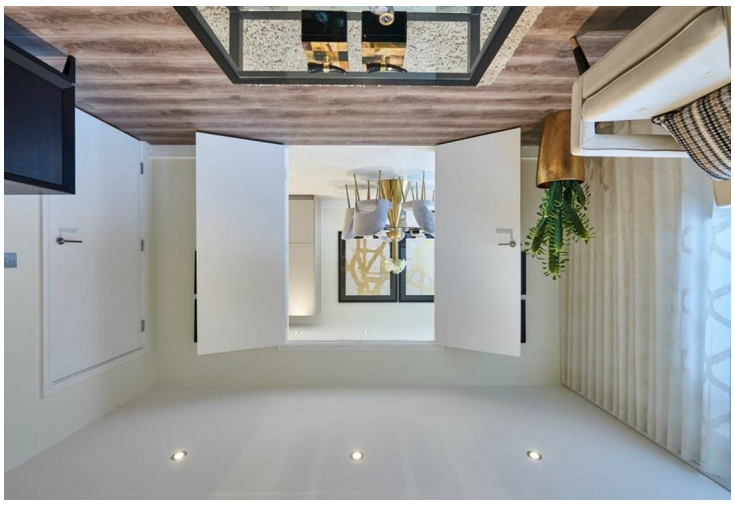

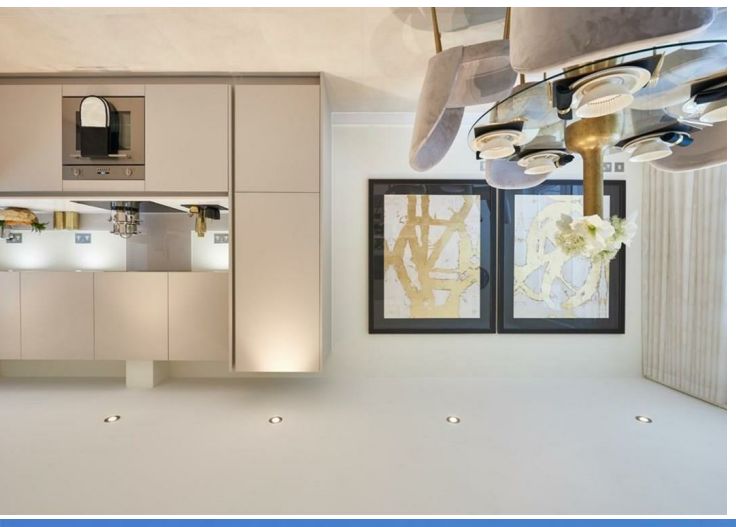

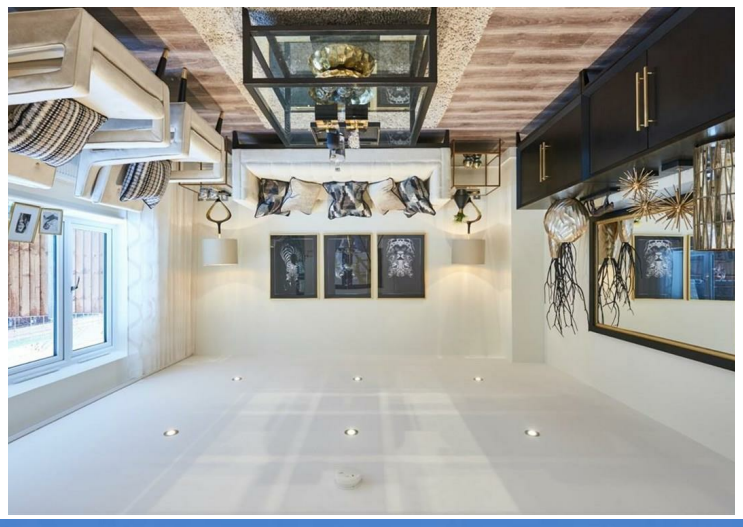

THE COLUMBA

4 BEDROOM HOUSE

Four bedroom house with open-plan kitchen and dining area, separate living area, en-suite shower room to bedroom one and private garden.

The Columba Parva Green, Broomfield , Essex CM1 7DH

£540,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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PARVA GREEN - JUST 2 MILES FROM CHELMSFORD RAILWAY STATION AND 1.5 MILES TO THE A130 - A brand new four bedroom house with two bathrooms, an open plan fully fitted kitchen diner, lounge, and a ground floor cloakroom on this exciting new development of just 37 homes. Call Church & Hawes on 01245 225853 for an appointment to visit the showhomes.

PARVA GREEN - A LIFESTYLE CHOICE

Located in the charming village of Broomfield, on the outskirts of Chelmsford, this small-scale development of just 37 new homes perfectly treads the balance between urban chic and countryside charm.

Welcome to peaceful morning strolls and trendy city lunches. Welcome to suited-and-booted weeks before wellington-booted weekends. Welcome to modern family living in an ancient Essex village. Welcome to Parva Green.

APPOINTMENTS AND VIEWING

There are showhomes to view at Parva Green. For an appointment please call on 01245 225853 or email danbury@churchandhawes.com

ACCOMMODATION

Living Room 17'10" x 10'5" (5.42m x 3.17m)
Dining/Kitchen 17'10" x 12'2" (5.42m x 3.69m)
Cloakroom
Bedroom 1 15'7" x 12'3" (4.75m x 3.72m)
En suite
Bedroom 2 17'10" x 9'6" (5.42m x 2.90m)
Bedroom 3 12'2" x 7'4" (3.70m x 2.24m)
Bedroom 4 10'8" x 10'1" (3.26m x 3.09m)
Bathroom

Total area 1306 sq ft or 121.3 sq m

SPECIFICATION

Handleless fitted kitchen by Commodore Kitchens
Quality range of appliances by Smeg to include stainless steel electric multi function oven, induction hob with telescopic hood, integrated dishwasher and fridge/freezer
Smeg integrated washer/dryer within kitchen or free-standing washer/dryer within cupboard to some plots
Composite stone work surfaces with 150mm glass upstand and under-mounted stainless steel sink
Recessed under unit LED lighting
Contemporary sanitaryware by Ideal Standard in white with chrome fittings
Gas-fired radiator central heating
UPVC double glazed sealed unit windows
White painted internal doors with latch ironmongery – polished chrome finish
Fitted wardrobes with sliding doors
Mains operated smoke detector
Dedicated fused spur and telephone point for future installation of a wireless alarm system
Television outlet points to living room, dining area and bedrooms
Pre-wiring for satellite television (Sky Q) – purchaser's own decoder and equipment required
Recessed LED downlighters to living room, kitchen, bathroom, en-suite and cloakroom
Five-amp ambient lighting circuit to living room and bedroom one
Electrical switch plates – satin chrome finish
External light fittings adjacent to front and rear doors
Mains powered doorbell
Paved patio and turfed rear garden, water tap
10-year National House Building Council warranty

HELP TO BUY SCHEME

Help to Buy is the new Government backed initiative which does exactly what it says, it helps you buy a brand new home. Whether you're a first time buyer or an existing home owner wanting to move up the property ladder, Help to Buy will get you moving.

You need just a 5% deposit to buy a new Higgins Homes property with Help to Buy. With the initiative available on properties in England up to the value of £600,000 the dream of home ownership is a reality. Plus you could also qualify for some of the best mortgage rates on the market through high street lenders.

How it works
Help to Buy is available to all new homebuyers, not just first time buyers
You only need a minimum 5% deposit to qualify
The Government will lend you up to 40% of the value of your property for London homes and 20% for outside the capital through an equity loan
100% home ownership
The loan can be repaid at any time or on the sale of your home
You will only need to secure up to a 75% mortgage from a bank or building society
Only available on new build homes
This offer is available to anyone who wishes to reserve now!
There is a maximum home purchase of £600,000

PARVA GREEN AND THE LOCAL AREA

Parva Green is a new development of houses designed to blend seamlessly with the architecture of the surrounding Broomfield Village just outside Chelmsford.

The smart and contemporary specification will create energy efficient homes that are designed to work for the way people live their lives today. Both parking and cycle storage is provided to offer a choice of transport options.

Popular with a wide number of buyers, the new homes will be close to public transport, shops and amenities. Trains from Chelmsford to Liverpool Street leave around every 5 minutes during rush hour and take around 30 minutes to reach London.

Families are attracted by the good selection of local schools including a variety of options for early years' provision as well as two grammar senior schools. Weekends can be spent strolling through St Andrew's Park that features plenty to keep little ones entertained also.

There is a good selection of quality restaurants and pubs in Broomfield and if you want to make the short trip into the city of Chelmsford, here you will find a huge array of trendy boutiques, high street stores, creative spaces and galleries as well as Britain's newest racecourse.

Sitting just north of Chelmsford, adjacent to the River Chelmer, Broomfield is a leafy residential village with modern amenities and a strong sense of community. It boasts easy access to Chelmsford city centre, whilst being surrounded by rolling fields and woodland.

Threaded with waterways, parks, foot and cycle paths, this corner of the Essex countryside provides ample opportunity to enjoy the great outdoors. Geared up to cater for active families, there are also a number of sporting and recreational facilities, including football, golf and crickets clubs, an athletics centre and local scouts group.

At the heart of the community, there is an active village hall and green which offer anything from children's yoga to art classes and family fun days. Nearby Hylands Estate, a 574-acre grade II listed park, also plays host to numerous events for young and old alike, including a monthly farmers and crafts market, exhibitions and 3foot People and RiZE music festivals.

For nurturing young minds, there are some of the top schools in England, including two grammar schools and New Hall Independent School. Parva Green itself is also within the catchment area of Broomfield Primary, and Chelmer Valley High which are both rated as good by Ofsted.

Living in Parva Green, you're perfectly positioned to enjoy the benefits of country life and the inspiring energy of Chelmsford, a proud city reinventing itself for the future.

Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

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