



PERIOD  
HOMES

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Church Green  
Broomfield Essex CM1 7BD  
Guide Price £300,000



## Church Green, Broomfield, Essex CM1 7BD

GUIDE PRICE: £300,000 - £325,000

VICTORIAN - Extensively and meticulously renovated by the current owners, this two bedroom cottage on The Green at Broomfield typifies a central village, period home. Located close to St Mary's Church, this beautifully presented home forms the end of a terrace of three attractive properties, with a private courtyard to the rear, and a good size garden to the front.

The character of the accommodation is immediately apparent, commencing with a lounge with log burner and bay window to front, leading to a delightful kitchen with range-style oven and shaker-style units with oak worktops, which then in turn connects to a traditional and well-designed bathroom to the rear. A rear lobby gives access to the attractive courtyard.

The first floor is accessed via stairs from the kitchen and provides two bedrooms, one double and one single. The property is full of charm throughout and provides an instant homely feel.

Ideally situated for access to Chelmsford City Centre and station, as well as Essex Regiment Way in the opposite direction. Church Green offers the best of village living, with the convenience of easy access to the city.









**LOUNGE/DINER**  
13'5 x 12'3 (4.09m x 3.73m)

**KITCHEN**  
12'2 x 7'1 (3.71m x 2.16m)

**BATHROOM**

**FIRST FLOOR**

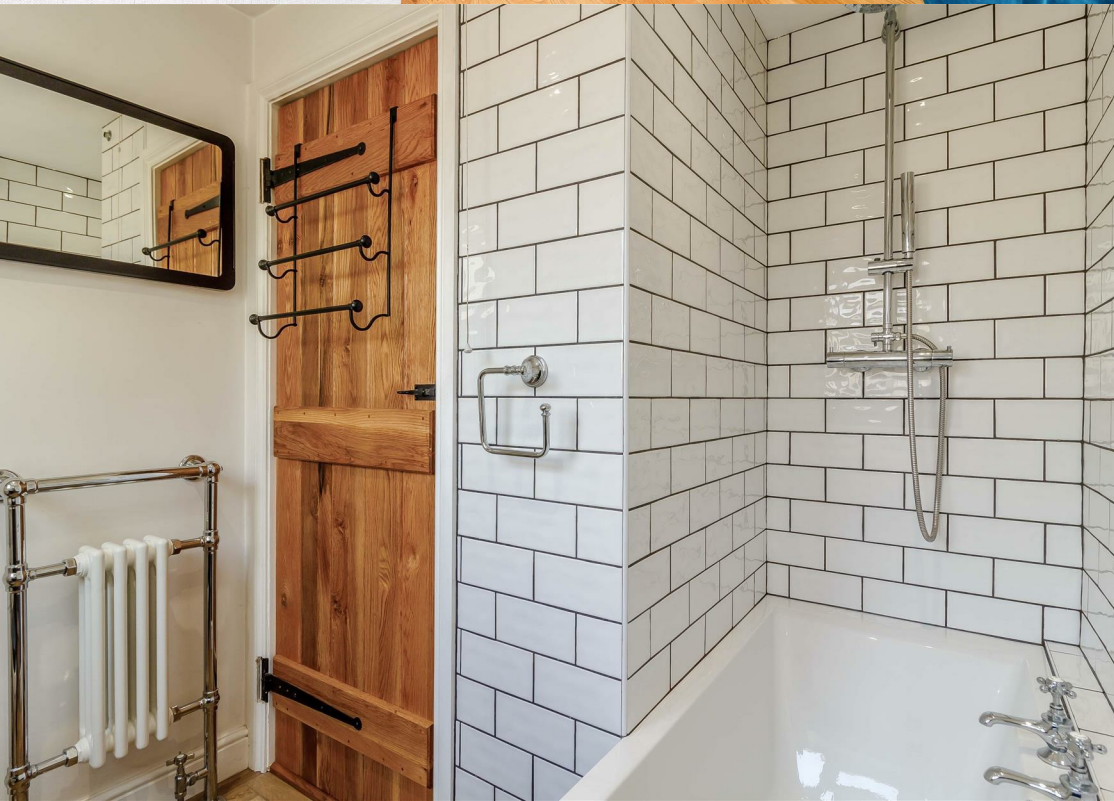
**BEDROOM ONE**  
12'3 x 11'6 (3.73m x 3.51m)

**BEDROOM TWO**  
8'11 x 7'1 (2.72m x 2.16m)

**REAR GARDEN**

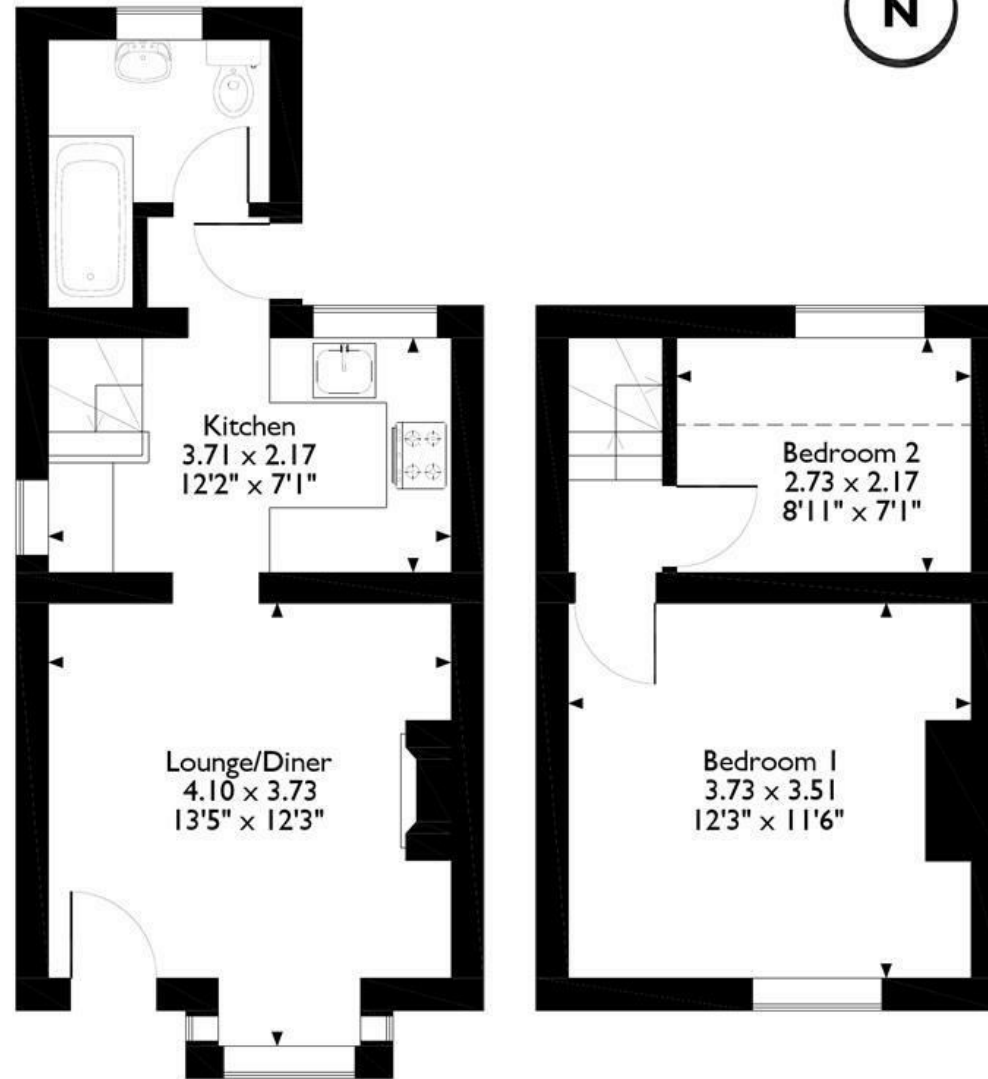








Church Green Broomfield, Chelmsford, Essex  
Approximate Gross Internal Area  
49 Sq M/521 Sq Ft

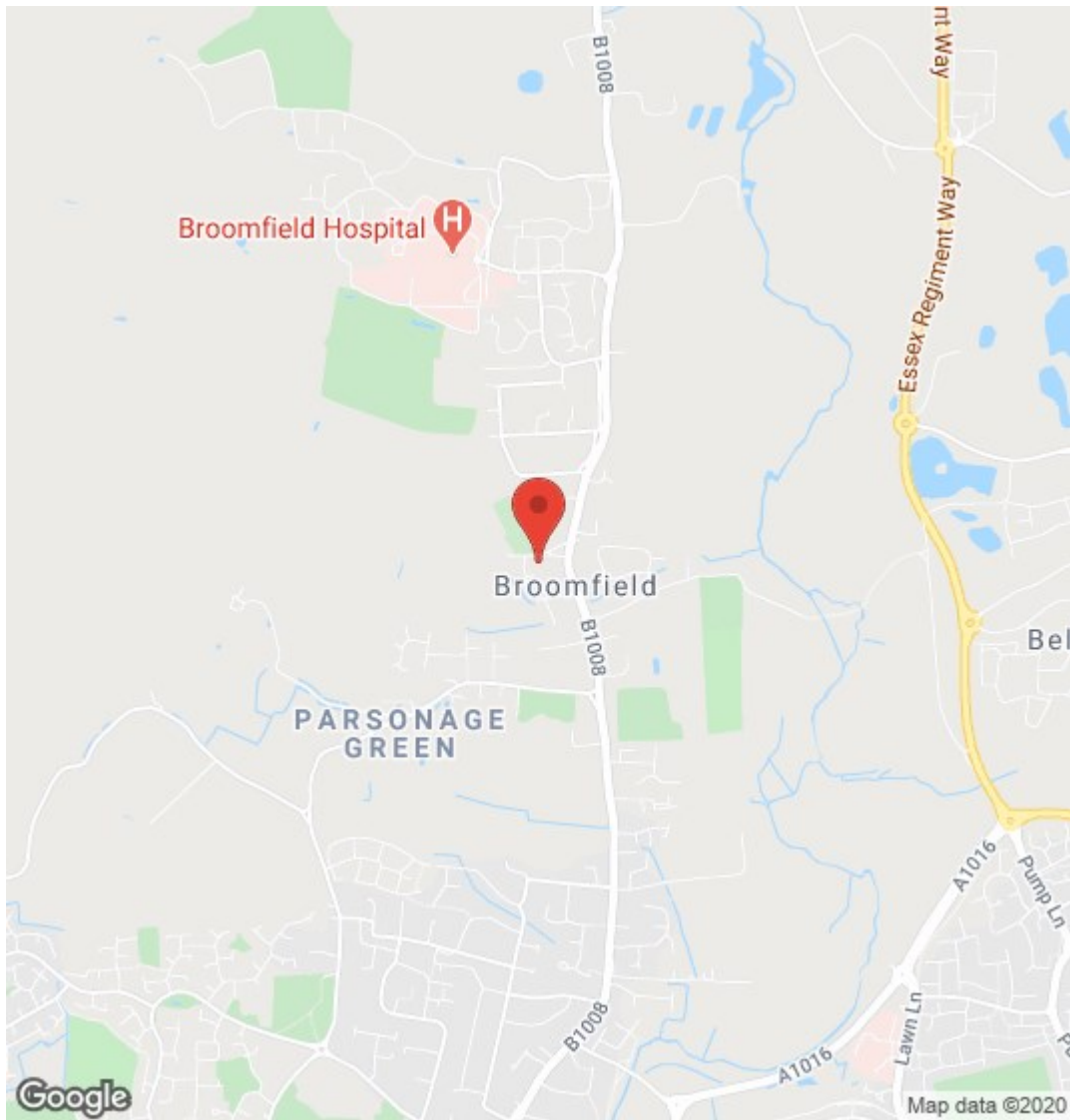


**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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