

FOR SALE

Guide Price £700,000 Freehold



Hedgecock Link, Broomfield, Chelmsford, CM1 7FL

- FOUR BEDROOM DETACHED
- DOUBLE GARAGE
- DRIVEWAY FOR 2 VEHICLES
- EN SUITE SHOWER ROOM TO PRINCIPAL BEDROOM
- HIGHLY SOUGHT AFTER LOCATION
- UTILITY ROOM
- SEPERATE DINING ROOM
- CORNER PLOT
- MODERN & WELL PRESENTED THROUGHOUT
- GUIDE PRICE £700,000 - £725,0000



PROPERTY DESCRIPTION

****Guide Price £700,000 to £725,000**** Occupying a generous corner plot in the highly sought after village of Broomfield, this beautifully presented four bedroom detached family home offers spacious, stylish accommodation, a double garage and driveway parking for two vehicles, making it an ideal choice for growing families.

Broomfield is one of Chelmsford's most desirable locations, offering an excellent selection of schools, local amenities, parks and countryside walks. Combining a strong community feel with easy access to Chelmsford city centre, the A12 and mainline rail services to London Liverpool Street, it is a popular choice for families and commuters alike.

The property boasts two bright and versatile reception rooms, comprising a generous living room and separate dining room, both flooded with natural light and perfect for everyday living or entertaining. The modern fitted kitchen offers ample storage and workspace, with an adjoining utility room providing additional practicality. Double doors lead directly onto the beautifully maintained rear garden, creating a seamless connection between indoor and outdoor living.

Upstairs, the impressive principal bedroom benefits from air conditioning and a contemporary en suite shower room, while three further well proportioned bedrooms provide flexible accommodation for children, guests or those working from home. A stylish family bathroom completes the first floor.

Externally, the landscaped rear garden offers a private space to relax, entertain or enjoy family time, while the double garage and driveway ensure excellent parking and storage. Situated within easy reach of highly regarded schools, local amenities, parks and excellent transport links, this exceptional home combines modern family living with the charm and convenience of one of Chelmsford's most desirable locations. Early viewing is highly recommended.



ROOM DESCRIPTIONS

GROUND FLOOR

LIVING ROOM

11' 6" x 17' 7" (3.51m x 5.36m)

DINING ROOM:

11' 5" x 13' 4" (3.48m x 4.06m)

W/C

6' 4" x 4' 8" (1.93m x 1.42m)

KITCHEN

19' 2" x 10' 5" (5.84m x 3.17m)

UTILITY

6' 0" x 6' 4" (1.83m x 1.93m)

FIRST FLOOR

PRINCIPAL ROOM

11' 8" x 12' 5" (3.56m x 3.78m)

WARDROBE AREA: 5' 4" x 5' 8" (1.63m x 1.73m)

EN-SUITE

6' 0" x 7' 4" (1.83m x 2.24m)

BEDROOM TWO

10' 5" x 10' 7" (3.17m x 3.23m)

BEDROOM THREE

10' 4" x 10' 8" (3.15m x 3.25m)

BEDROOM FOUR

7' 6" x 10' 8" (2.29m x 3.25m)

FAMILY BATHROOM

7' 3" x 6' 5" (2.21m x 1.96m)

GARAGE

22' 0" x 18' 7" (6.71m x 5.66m)

EXTERNALLY

To the front the property benefits from a driveway with parking for 2 vehicles and a double garage.

To the rear is the garden which is part laid to lawn, part paved areas, with access to the garden from the lounge and kitchen, as well as access to the garage and side access to the driveway.

VIEWINGS

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Should your offer be accepted on one of our properties, all purchasers will be required to complete Anti Money Laundering (AML) identity verification checks. A non-refundable administration fee of £30.00 plus VAT per person is payable before a Memorandum of Sale is issued.

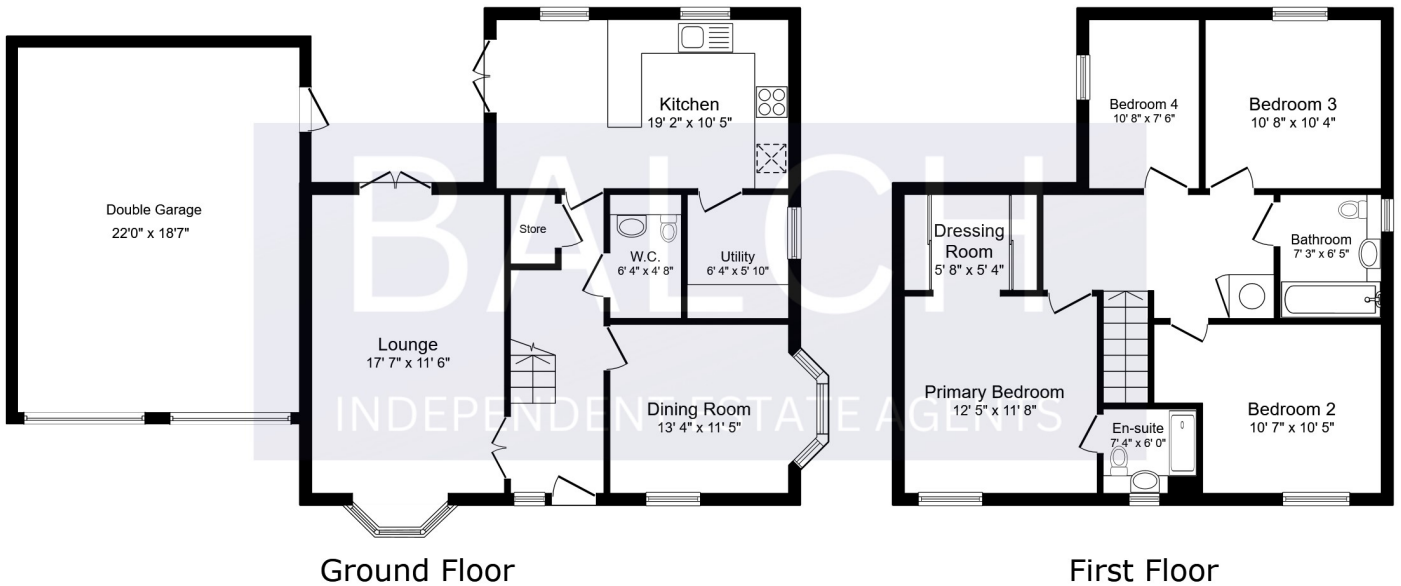
REFERRALS

If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.

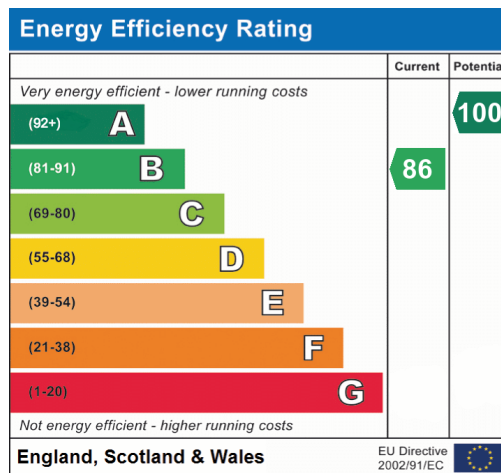


FLOORPLAN & EPC

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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