



# Ardent estates

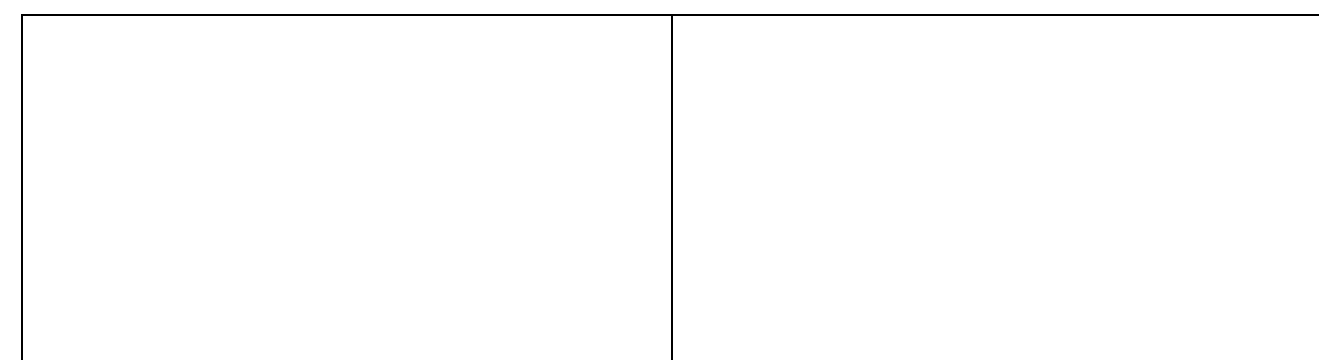
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## School Lane, Broomfield, Chelmsford, CM1 7DR

Positioned in the popular village of Broomfield, this attractive four bedroom detached home offers versatile living space and excellent potential to update or personalise throughout.

**Offers in Excess of £575,000 Freehold**

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**Dining Room**  
**10'9" (3.28m) x 10'2" (3.1m)**  
bow window to front, radiator

**Kitchen**  
**12'7" (3.84m) x 9'9" (2.97m)**  
door to garden, window to rear, range of base and wall units, work surfaces, extractor fan, radiator

**Conservatory**  
**13'1" (3.99m) x 10'8" (3.25m)**  
windows to rear and sides, double doors to garden, electric radiator

**Front**  
driveway parking, access to garage, shingle area, shrubs

**Garage**  
**33'7" (10.24m) x 9'1" (2.77m)**  
electric roller door, power, access to garden

**Garden**  
patio area, lawn area, decking, shed, side access, water tap, access to garage, shrubs

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Four Bedrooms
- Detached
- En Suite
- Large Garage
- Driveway Parking
- Conservatory
- Close To Local Hospital, Schools & Amenities
- Excellent Potential To Personalise

Positioned in the popular village of Broomfield, this attractive four bedroom detached home offers versatile living space and excellent potential to update or personalise throughout.

The ground floor benefits from a generous lounge with feature fireplace and double doors leading to a bright conservatory, a separate dining room, and a well sized kitchen with colourful tiled splashbacks. There's also a downstairs cloakroom and ample built-in storage.

Upstairs you'll find four well proportioned bedrooms, including a spacious main bedroom with its own en-suite, plus a modern family bathroom.

Outside, the property enjoys a private rear garden with mature borders, a large detached garage, and driveway parking.

School Lane is well located for access to Broomfield Hospital, local schools, shops and countryside walks, while being just a short drive from Chelmsford city centre and its mainline station to London Liverpool Street.

**Bedroom 1**  
**12'6" (3.81m) x 12'3" (3.73m)**  
window to front, storage cupboard, radiator

**En Suite**  
window to side, shower cubicle, wc, wash basin, heated towel rail

**Bedroom 2**  
**11'6" (3.51m) Max x 10'1" (3.07m)**  
**Into Recess**  
window to front, radiator

**Bedroom 3**  
**11'0" (3.35m) x 6'3" (1.91m)**  
window to rear, radiator

**Bedroom 4**  
**10'8" (3.25m) Max x 7'8" (2.34m)**  
**Max**  
window to front, radiator

**Bathroom**  
window to rear, bath with shower attachment, wc, wash basin, radiator

**Landing**  
arch window to rear, airing cupboard, stairs to ground floor, loft access

**Entrance Hall**  
entrance door, storage cupboard, radiator, stairs to first floor

**Lounge**  
**17'11" (5.46m) x 10'9" (3.28m)**  
double doors to conservatory, two windows to front, feature fireplace, two radiators, under stairs storage cupboard

