



St Bernadettes  
Saxon Way, Broomfield, Chelmsford

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& PARKER**  
BNP PARIBAS GROUP

# A detached five bedroom property with generous garden and double garage located in a highly-convenient village setting

An appealing family home featuring modern amenities and elegant neutral décor throughout. Located in a quiet no-through road in the sought-after location of Broomfield, to the north of the city, near to local and city centre amenities and a station with journey times to London Liverpool Street from 34 minutes.



**2 RECEPTION  
ROOMS**



**5 BEDROOMS**



**2 BATHROOMS**



**DOUBLE  
GARAGE**



**GARDEN**



**FREEHOLD**



**EDGE OF CITY**



**1,576 SQ FT**



**GUIDE PRICE  
£850,000**



## The property

St Bernadettes is an attractive modern detached family home offering almost 1,600 sq ft of light-filled, flexible accommodation arranged over two floors. Designed to provide a practical and cohesive living and entertaining environment, it features modern amenities and elegant neutral décor throughout.

The accommodation flows from a welcoming L-shaped reception hall with open-tread stairs rising to the first floor, a door to the integral double garage and a useful cloakroom with an adjacent rear aspect bedroom, suitable for use as a further reception room/study, if required. It includes two inter-connecting reception rooms: a spacious dual aspect sitting room with a side aspect bay window, a feature exposed brick fireplace and a part-glazed wall incorporating double doors opening to a generous rear aspect dining room with full-height glazing, in turn incorporating French doors to the rear terrace. The ground floor accommodation is completed by a 21 ft dual aspect kitchen/breakfast room. Accessible from the reception hall and dining room, it has hard-wearing wood-effect flooring, a

range of modern wooden wall and base units, a full-height store, complementary work surfaces, tiled splashbacks, modern integrated appliances, and French doors to the rear terrace.

A generous first floor landing gives access to the property's four remaining bedrooms and to a family bathroom with bath and separate shower enclosure. The front aspect principal bedroom has built-in storage and an en suite shower room. Two of the remaining bedrooms also benefit from built-in storage, one with a part-glazed door to a flat-roofed terrace area over the kitchen/breakfast and dining rooms.



## Outside

Screened by mature hedging in a quiet no-through road, the property is approached over two separate block-paved driveways to either side of the property, separated by an area of level lawn. Both have double wrought iron gates and provide private parking, one giving access to the integral double garage. The generous well-maintained garden to the rear is laid mainly to level lawn interspersed with, and bordered by mature planting, hedging and trees. It features a timber-clad store/shed and a generous wraparound paved terrace accessible from the dining and kitchen/breakfast rooms, ideal for entertaining and al fresco dining.

## Location

Located immediately north of the city centre and home to a major hospital, Broomfield has a church, local shops, a Post Office, library, community centre, takeaway, pubs, cricket and football clubs and primary and secondary schools. Chelmsford offers a selection of independent and high street stores, shopping centres, retail parks, a cinema, theatres, cafés, bars and restaurants and excellent sporting facilities. Transportation links are excellent: buses link the village to Chelmsford, the A12 gives excellent access to the motorway network via the M11 and M25, and Chelmsford station (2.2 miles) offers excellent rail links to London.



## Distances

- Chelmsford City centre 1.7 miles
- London Stansted Airport 16.3 miles
- Central London 42.6 miles

## Nearby Stations

- Chelmsford
- Beaulieu

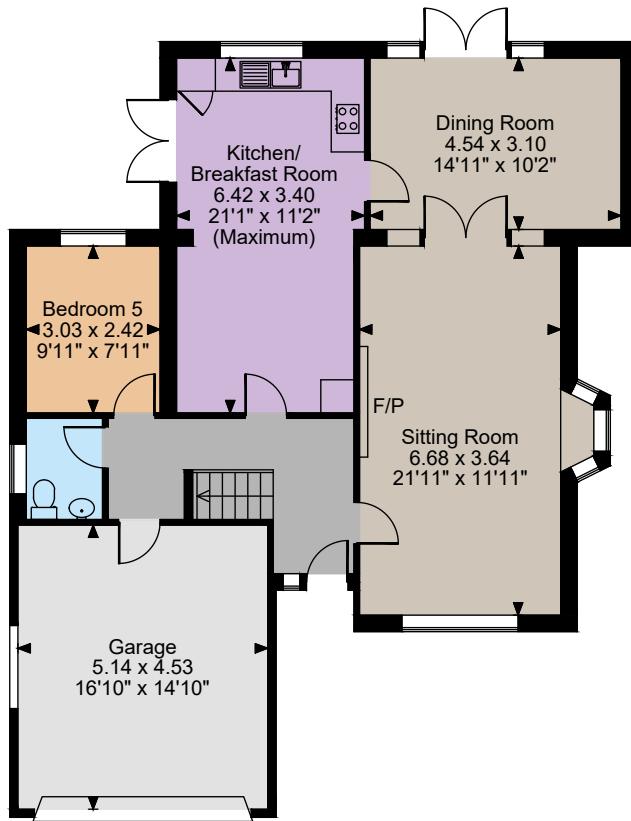
## Key Locations

- Hylands Park
- Danbury Country Park

## Nearby Schools

- Perryfields Junior
- Chelmsford County High for Girls
- The Beaulieu Park School
- King Edward VI Grammar School
- New Hall
- St Cedd's



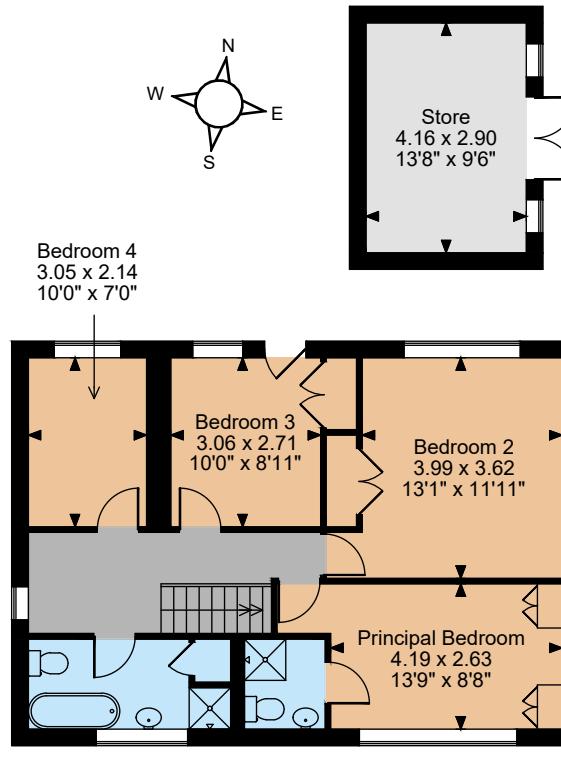


**Ground Floor**

The position & size of doors, windows, appliances and other features are approximate only.

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**First Floor**

## Floorplans

Main House internal area 1,576 sq ft (146 sq m)

Garage internal area 250 sq ft (23 sq m)

Store internal area 130 sq ft (12 sq m)

Total internal area 1,956 sq ft (182 sq m)

For identification purposes only.

## Directions

CM1 7YA

**what3words:** ///woven.slice.plenty - brings you to the driveway

## General

**Local Authority:** Chelmsford City Council

**Services:** Mains electricity and water; private drainage - currently under investigation to comply with relevant regulations. Oil-fired central heating.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band F

**EPC Rating:** D

## Chelmsford

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