



Modern family home close to Chelmsford City

Russetts, Gutters Lane, Broomfield, Chelmsford

£795,000 Freehold



Available for the first time since construction • Discreet private lane, just 2.2 miles from Chelmsford City. • Four bedrooms (one en suite) • Two reception rooms and conservatory • Close to KEGS and Chelmsford County High School for Girls

Chelmsford station: 2.2 miles (Liverpool Street from 34 minutes); A12 (junction 19): 3.5 miles; M25 (junction 28): 15 miles. All mileages approximate.

Russetts is situated within 2.5 miles of Chelmsford city centre and station. Chelmsford, awarded City status in 2012, offers a wide variety of facilities, a bustling shopping centre, excellent private and state schools and superb transport links, including a station on the main line into London Liverpool Street and access on to the A12.

The house itself was constructed about 20 years ago and is within easy reach of three renowned state schools: St John Payne School, Chelmsford County High School for Girls and the King Edward VI Grammar School for boys, and is only 2.5 miles from New Hall, which provides a private, co-educated school and one of the finest Catholic schools in the UK.

The house sits back from the lane in an elevated situation with a driveway providing good parking and access to a detached garage in front of the house.

The ground floor includes a central reception hall with a staircase. To the left is a sitting and dining room separated with a central, red-brick fireplace to one side and a period-style fireplace within the dining area. There is a fitted wood burner and dual-

aspect windows with views over the front driveway and rear gardens. On the other side of the house is a kitchen/breakfast room fitted with a range of timber units with integrated appliances including a double oven, fridge/freezer and dishwasher, with matching eye-level cupboards. Beyond is a good-sized utility room with a range of cupboards housing the gas-fired boiler and water softener, space for white goods and fitted units. At the side of the house is a UPVC double-glazed conservatory. To the first floor there are four bedrooms - the principal bedroom with two double wardrobes and en suite shower room. A family bathroom serves the remaining three bedrooms.

A driveway provides off-lane parking for several cars and leads to a detached garage with weatherboard elevations and an electric up-and-over door with pitched roof. The rear gardens commence with a patio, are predominantly lawned with established beds. An attractive weatherboard summerhouse under a clay pantiled roof stands in one corner.

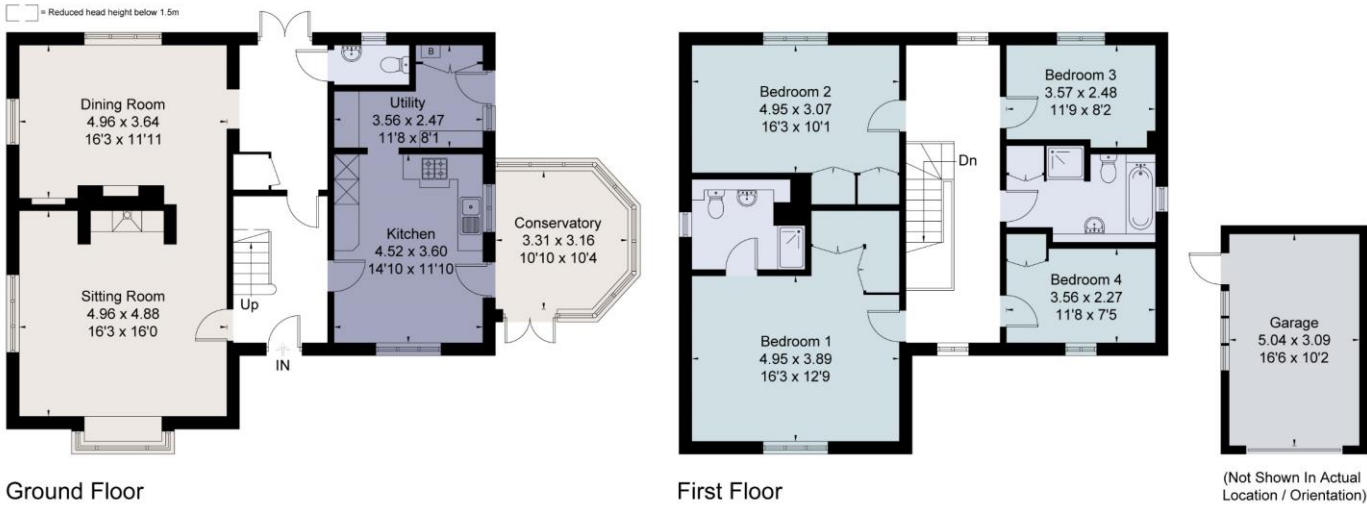
Services: All mains services connected.

Viewing: All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office. Telephone: +44 (0) 1245 293 233.

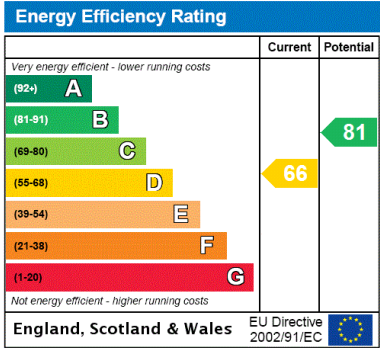




Approximate Area = 190.8 sq m / 2054 sq ft
Garage = 15.6 sq m / 168 sq ft
Total = 206.4 sq m / 2222 sq ft
Including Limited Use Area (3 sq m / 32 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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