



LAMB & CO

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## BROOK HILL, CHELMSFORD, CM3 3LN

### GUIDE PRICE £400,000

**\*\* GUIDE PRICE £400,000 - £425,000 \*\*** Located in the picturesque Little Waltham on the outskirts of Chelmsford, offering a pleasant village setting with the convenience of easy access to the city centre as well as excellent transport links lying approximately 3.5 miles (less than 10 minute drive) to Beaulieu Park Train Station and the A12. This CHAIN FREE, extended property is offered to the market for the first time in 40 years and boasts generous living space to the ground floor and three first floor bedrooms with an en-suite WC to the master. Externally there is off-road parking to the front leading to an enclosed car port and a generous rear garden in excess of 100ft which includes a handy workshop.

- Three Bedrooms
- 100ft+ Rear Garden with Workshop
- Solar Panels + Favourable FiT Income
- Sought After Village
- Off Road Parking & Car Port
- No Onward Chain
- Excellent Transport Links
- EPC B
- Eco-Friendly/Low Running Costs



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## LOCATION

## LOBBY

## LOUNGE

16'3 x 11'9 (4.95m x 3.58m)



Wood burner.

## KITCHEN/DINER

19'7 x 9' (5.97m x 2.74m)



## CONSERVATORY

19'4 max x 11'7 (5.89m max x 3.53m)



Underfloor heating.

## BATHROOM

7'3 x 6' (2.21m x 1.83m)



## FIRST FLOOR

## LANDING

## BEDROOM ONE

12'8 x 8'7 (3.86m x 2.62m)



## BEDROOM THREE

14' x 7'5 (4.27m x 2.26m)



## EN SUITE WC

4' x 3' (1.22m x 0.91m)



## OUTSIDE

### FRONT



## BEDROOM TWO

14'5 x 8'10 (4.39m x 2.69m)



## CAR PORT



## REAR



## WORKSHOP

Currently set up as a home office. Power & light

## SOLAR PANELS

Dual solar system. PV panels providing free electricity all year round as well as income from Feed-in Tariff (£1875 received in 2025). Thermal panels providing free hot water for 6-9 months of the year.

\*The information above has been provided by the seller and recommend any prospective purchasers verify this information via their legal representative.

## LOCAL AREA

Little Waltham Primary School - 0.25 miles (5 minute walk)

Chelmer Valley High School - 1.7 miles (5 minute drive)

King Edward VI Grammar School - 4 miles (12 minute drive)

Doctors Surgery - 100 meters (2 minute walk)

Broomfield Hospital - 1.4 miles (5 minute drive)

Pub/Restaurant (The White Hart) - 150m (2 minute walk)

Park/ Green space (Taylor's Park) - Immediately behind property

## MATERIAL INFO

Council Tax Band: C \* \*please note there is an improvement indicator on the property which may

change the council tax band upon selling

Heating: Oil Central Heating

Services:

Mains electricity - Yes

Mains gas - No

Mains water - Yes

Mains drainage - Yes

Other - N/A

Broadband: Ultrafast fibre available (up to 1800mbps)

Mobile Coverage:

O2 - 64%

EE - 75%

Three - 76%

Vodafone - 67%

Construction: Solid block (external insulation) and extension built in modern timber frame

Restrictions: None known

Rights & Easements: None known

Flood Risk:

Rivers & Sea - Very Low

Surface Water - Very Low

Additional Charges: None

Seller's Position: Vacant - no onward chain

Garden Facing: North East

Non-Standard Features to note: Solar panels

## AGENT NOTE

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## ANTI MONEY LAUNDERING

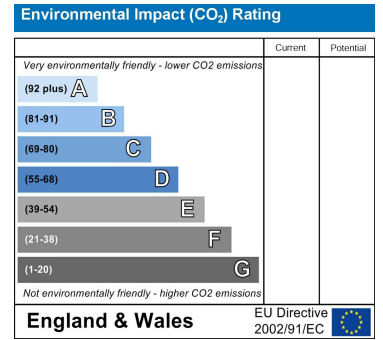
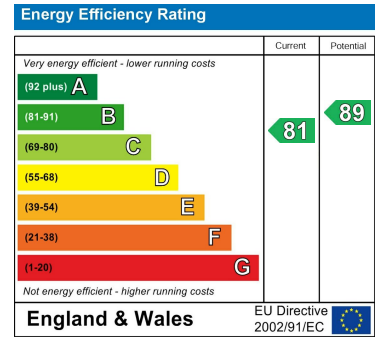
ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

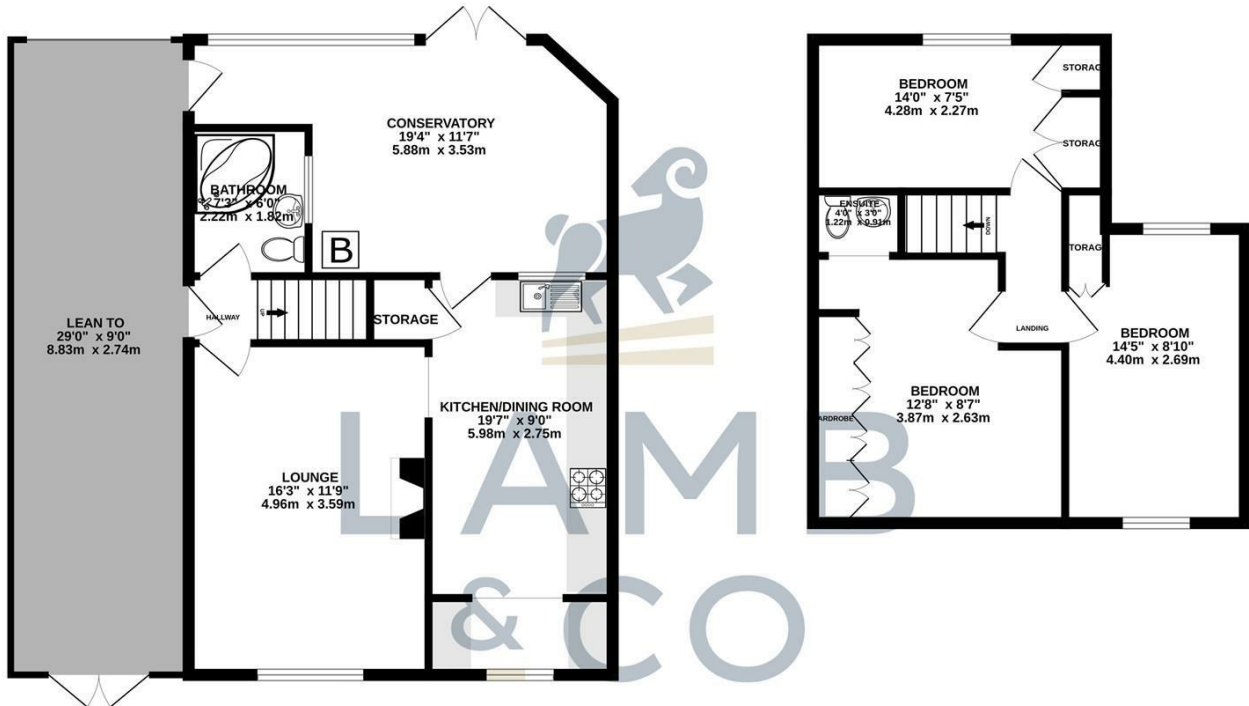
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 1082 sq.ft. (100.5 sq.m.) approx.

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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