

~ BROOK HILL ~

— LITTLE WALTHAM —

Stunning collection of two, 2 bedroom semi-detached houses situated in the popular village of Little Waltham, north of the city of Chelmsford.



Brook Hill is a development of 2 bedroom new homes situated in the sought after picturesque village of Little Waltham. The size and design of both houses will appeal to first-time buyers, families and investors.

Both properties are designed to a high quality specification, providing a contemporary feel throughout. The properties also include fitted flooring making the homes ready to move into.

For families, there are respectable schools in the area, including Little Waltham CE Primary School and Great Waltham CE Primary, less than a mile away. Chelmsford County High School for Girls and King Edward VI Grammar School are both a short drive from the development and are regarded as two of the best schools in the country.

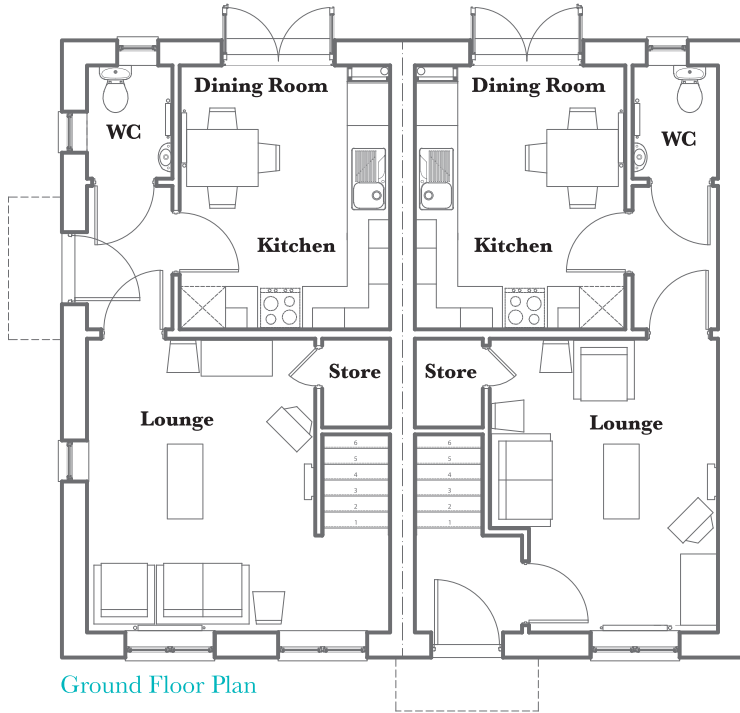
Chelmsford centre is a short drive from Brook Hill and offers a wealth of shopping and leisure opportunities. Chelmsford is one of the most popular shopping destinations in the East of England and is home to two shopping centres, multiple retail parks all with a variety of high street stores, chain restaurants and cafés. There are also a number of quaint villages, historic buildings and outdoor areas to be explored in the area.

There are frequent train services that run into Stratford (for Canary Wharf and Docklands) and London Liverpool Street in just a 35-minute train journey from Chelmsford. By road there is quick access to the A12, A130, B1008 and A120 making these homes ideal for commuters.

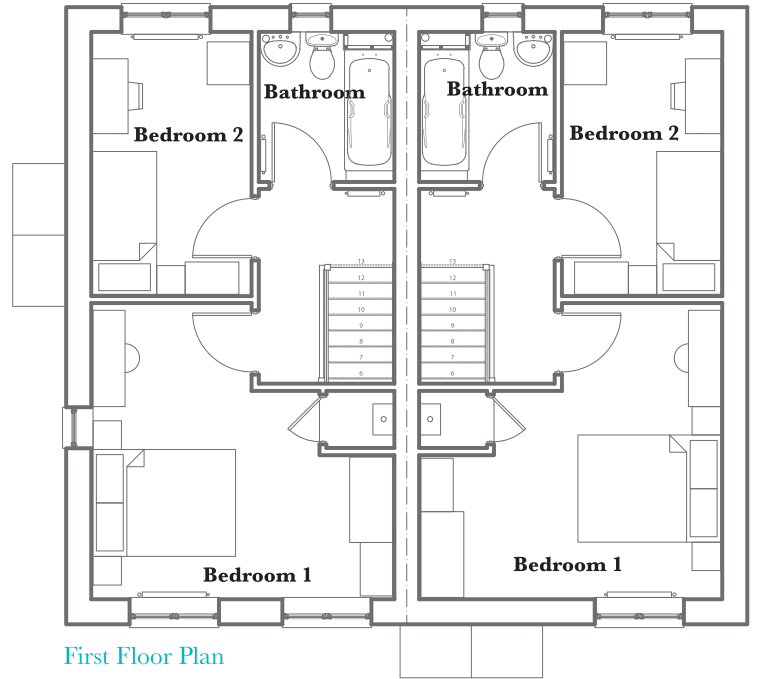
SPECIFICATIONS

- Entrance Hallway
- Ground floor Cloakroom
- Lounge
- Fitted Kitchen/Diner with French Doors to garden
- Integrated kitchen appliances
- Two bedrooms with built in wardrobe to Master Bedroom
- Floor coverings throughout
- TV and Sky + points
- Thermostatic shower with glass shower screen over bath
- Oak panelled internal doors with chrome furniture
- Heating - Air Source Heat Pump to radiators
- Two parking spaces for each property





Ground Floor Plan



First Floor Plan

Plots 1 and 2

Ground Floor

Kitchen/Dining	2.9m x 3.8m	9'58" x 12'65"
Lounge	3.1m x 4.0m	10'27" x 13'40"
WC	1.2m x 1.6m	3'95" x 5'46"

First Floor

Bedroom one	3.2m x 3.4m	10'53" x 11'47"
Bedroom two	2.1m x 3.9m	6'92" x 13'09"
Bathroom	2.0m x 1.8m	6'62" x 6'21"

✈️ The journey by train from Chelmsford to Stratford London is about 29 minutes whereas from Chelmsford to Liverpool Street is approximately 35 minutes

🚌 The average journey time for buses between Chelmsford and London is 2h12m covering a distance of approximately 30 miles. Journey is served by the company National Express.

🚗 Follow the M11 and A120 to Chelmsford Road/B1008 in Essex. Take the exit toward B184/Gt Dunmow from A120. Then follow B1008 to Brook Hill in Little Waltham.

