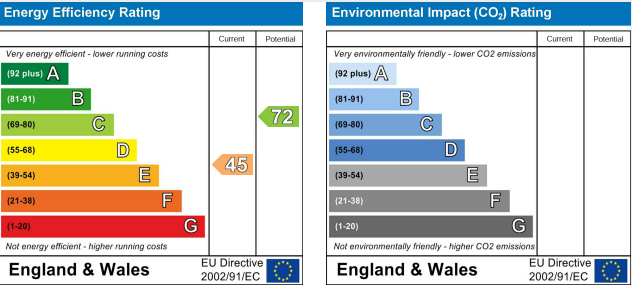


Paul Mason Associates

Writtle Road, Chelmsford, Essex, CM1 3BU
Guide price £500,000

- Three bedrooms
- First floor bathroom
- Sitting room and Dining room
- Kitchen
- 22'8" > 15'8" x 13'1" Living room
- Ground floor cloakroom
- Outbuilding former garage
- Home office/gym with kitchen and shower room
- 92' Rear garden
- EPC - E

An extended three bedroom older style property with a wonderful 22'8" > 15'8" x 13'1" living room with vaulted ceilings and views over the rear garden. The property comprises the three bedrooms and bathroom to the first floor. The ground floor accommodation consists of a sitting room and dining room, which are currently open plan, cloakroom and fitted kitchen which could be extended into the living room to the rear. The rear garden is 92' length and includes a large outbuilding, formerly the garage which is ideal for storage and an adjoining home office/gym with kitchen and shower room. The property is located approx. 1.5 miles Chelmsford Train Station, close to the local parks and the Clock Tower Retail Park with an M&S Foodhall.



Distances

Chelmsford Train Station - 1.5 miles

Writtle University College -1.6 miles

A12 - 2.7 miles

Broomfield Hospital - 4.3 miles

Stansted Airport - 18.9 miles

All mileages are approximate.

Accommodation

GROUND FLOOR

Entrance Hall

Half glazed entrance door and obscure window to side. Stairs to first floor. Coved ceiling.

Cloakroom

Obscure window to front. White suite comprising low level WC and wall mounted wash hand basin. Tiled walls.

Sitting Room

3.76m x 3.36m (12'4" x 11'0")
Window to front. Coved ceiling and wall light points. Opening to :-

Dining Room

3.33m x 3.33m (10'11" x 10'11")
Coved ceiling and wall light points. Glazed door to living room and door to kitchen. Understairs storage cupboard.

Kitchen

2.58m + recess x 2.09m (8'5" + recess x 6'10")
Units fitted to eye and base level finished with laminate roll top work surfaces and tiled surrounds. One and a half bowl sink unit with drainer. Built-in oven, microwave, four ring hob and extractor over. Integrated fridge/freezer. Space for washing machine. Built-in wine rack . Coved ceiling and glazed door to side. Concealed gas fired boiler.

Living Room

6.92m > 4.8m x 4.00m (22'8" > 15'8" x 13'1")
Glazed French doors to rear garden. Window to rear and two windows to side. Vaulted ceilings with five skylight windows.

FIRST FLOOR

Landing

Stairs to ground floor and access to boarded loft with ladder and lighting. Windows to side. Large airing cupboard housing hot water cylinder.

Bedroom One

3.36m x 2.79m (11'0" x 9'1")
Window to rear. Coved ceiling. Fitted wardrobes with sliding doors.

Bedroom Two

3.02m x 2.74m (9'10" x 8'11")
Window to front. Feature panelled wall. Coved ceiling.

Bedroom Three

2.11m x 2.80m (6'11" x 9'2")
Window to front.

Family Bathroom

Obscure window to rear. White suite comprising large bath with mixer taps and shower over, pedestal wash hand basin and low level WC. Part tiled walls.

EXTERIOR

Front Garden

Five bar gate providing access to gravel driveway with off street parking. Access to entrance door and gate to side leading to the rear garden. Various shrubs.

92' Rear Garden

Commencing with a gravelled seating area with outside lighting and access to side storage area with gate to front. Remainder laid to lawn. Raised display beds. Access to:-

Outbuilding

4.18m x 2.99m (13'8" x 9'9")
Former garage with double doors to front. Lighting and power connected.

Home Office/Gym

5.84m x 3.0m (19'1" x 9'10")
Door and two windows to side. Window to rear and skylight window.

Kitchen area with units fitted to eye

and base level finished with laminate work surfaces and tiled surround. Stainless steel sink unit. Space for washing machine. Integrated fridge/freezer.

Shower room suite comprising shower cubicle, wash hand basin and low level WC. Tiled walls and inset ceiling lighting.

Services

Gas central heating, mains water and drainage.

Viewings.

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

Important Notices.

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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