

Paul Mason Associates



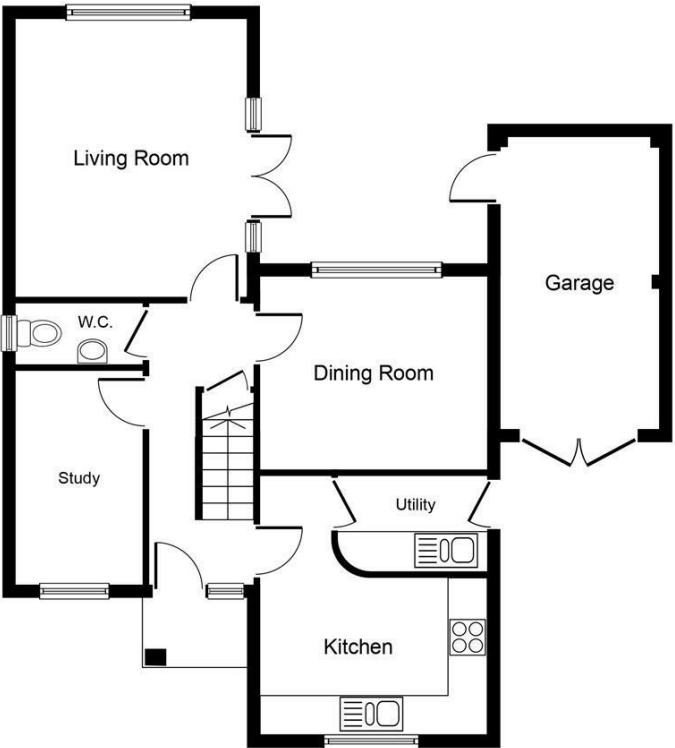
Ridley Road, Chelmsford, Essex, CM1 7AR

Guide price £649,995

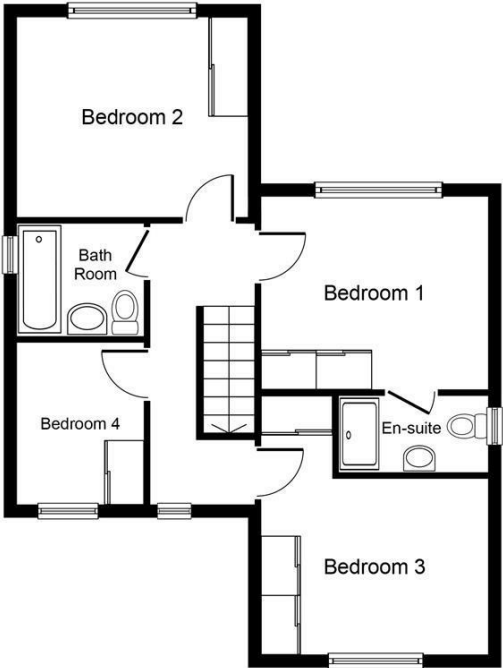


- Detached family house
- Four bedrooms
- En-suite to master bedroom
- Family bathroom and ground floor cloakroom
- Lounge and separate dining room
- Study/bedroom five
- Re-fitted kitchen plus utility room
- Garage and driveway
- No onward chain
- EPC - D

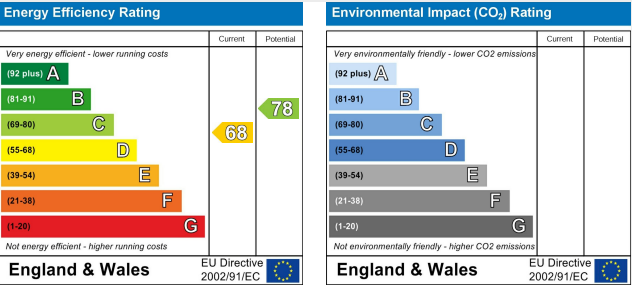
A modern four/five bedroom detached family residence situated at the end of a cul-de-sac, close to open farmland, on the outskirts of the City of Chelmsford. The property has been recently reburbished to include a newly fitted kitchen and matching utility room. There are also white suites to the bathroom, en-suite and ground floor cloakroom. The remaining accommodation comprises lounge, dining room, study which could be used as bedroom five, as well as four first floor bedrooms. Externally there are gardens to the rear and front, with a block paved driveway leading to a single garage. The property is conveniently located for Broomfield Hospital as well as Chelmsford and the mainline station into London Liverpool Street. This property is being sold with NO ONWARD CHAIN.



Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## Distances

Broomfield Hospital - 1.3 miles

Chelmsford Train Station - 2.6 miles

Chelmsford High Street - 2.8 miles

London Stansted Airport - 16.3 miles

All mileages are approx.

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Entrance door and side screens. Stairs to first floor. Under stairs storage cupboard. Wood flooring.

#### Lounge

4.81 x 4.06 (15'9" x 13'3")

Window to rear. Glazed French doors and side screens to rear garden. Wall light points. Wood flooring.

#### Dining Room

3.96 x 3.16 (12'11" x 10'4")

Window to rear. Wood flooring.

#### Kitchen

4.26 x 3.96 (13'11" x 12'11")

Window to front. Re-fitted units to eye and base level finished with laminate roll top work surfaces and matching upstands. Stainless steel sink unit with mixer taps. Built in oven, hob and extractor. Integrated dishwasher and fridge/freezer. Wood flooring.

#### Utility Room

Half glazed door to side. Units fitted to base level finished with laminate rolltop work surface over and matching upstands. Inset stainless steel sink unit with mixer taps. Space for washing machine and tumble dryer. Wood flooring.

#### Study/Bedroom Five

2.97 x 2.27 (9'8" x 7'5")

Window to front. Wood flooring.

#### Cloakroom

Obscure window to side. White suite comprising pedestal wash hand basin with tiled splashback and low level WC. Inset lighting and wood flooring.

### FIRST FLOOR

#### Landing

Window to front. Access to loft. Stairs to ground floor.

#### Bedroom One

3.93 x 3.45 (12'10" x 11'3")

Window to rear. Door to:-

#### En-Suite

Obscure window to side. White suite comprising low level WC, pedestal wash hand basin with tiled splashback and corner shower cubicle with tiled walls. Heated towel rail. Inset lighting.

#### Bedroom Two

4.02 max x 3.95 (13'2" max x 12'11")

Window to front.

#### Bedroom Three

4.07 x 2.91 (13'4" x 9'6")

Window to rear.

#### Bedroom Four

2.99 x 2.59 (9'9" x 8'5")

Window to front.

#### Family Bathroom

Obscure window to side. White suite comprising panelled bath with mixer taps and shower attachment, pedestal wash hand basin with tiled splashback and low level WC. Tiled flooring. Inset lighting. Heated towel rail.

#### Rear Garden

Block paved patio area. Remainder laid to lawn. Access to garage. Outside lighting.

#### Front Garden

Block paved driveway providing off street parking. Access to garage. Block paved footpath to entrance door. Hedging to boundaries. Part lawned. Entrance porch with outside lighting.

#### Single Garage

Up and over door.

#### Services

Mains water, drainage and electric.

#### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382555.

## 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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