

Paul Mason Associates



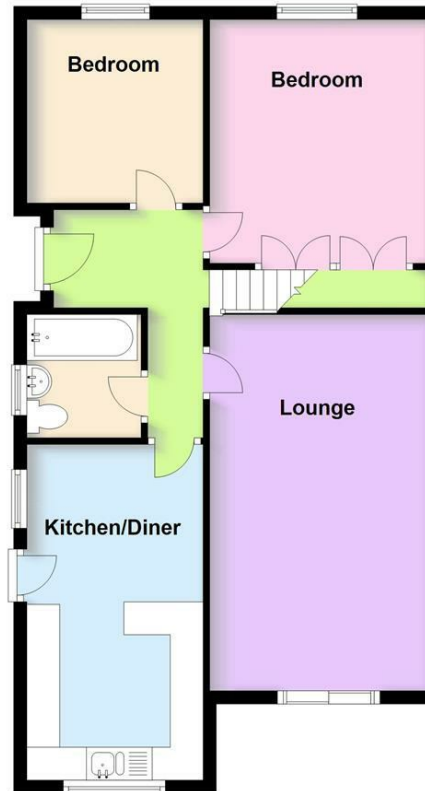
Chaplin Close, Chelmsford, CM2 8QW

Offers in excess of £475,000

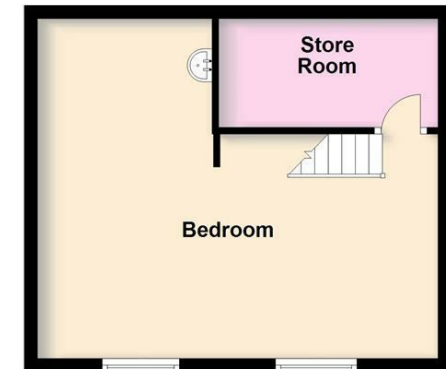
- Chalet bungalow
- Cul-de-sac position
- 20'4" x 16'7" max First floor bedroom
- Two further bedrooms
- Lounge
- Kitchen/breakfast room
- Family bathroom
- Garage
- Approx. 69' rear garden
- EPC - TBC

A three bedroom chalet bungalow situated in a popular cul-de-sac within Galleywood close to the common and only a short distance to the A12. The property comprises lounge and kitchen/breakfast room both overlooking the rear garden, family bathroom, two bedrooms to the ground floor plus a spacious first floor bedroom suite. The property is approached via a driveway providing off street parking and access to the single garage. The rear garden is established with a variety of flowers measuring approx. 69'. The property is close to Galleywood Common which is a 110 acre nature reserve offering wonderful walks through woodlands and open grassland areas. Galleywood offers its own parade of shops and village school, approx. 3 miles from Chelmsford City which has a host of amenities including High Street shops, restaurants, bars and station with trains into London Liverpool Street. NO ONWARD CHAIN.

Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.  
Plan produced using PlanUp.

## Distances

Galleywood Shopping Square,

Watchouse Road - 0.3 miles

Galleywood Infant School - 0.7 miles

St Michael's Church of England

Junior School - 0.7 miles

Great Baddow High School - 1.7 miles

Moulsham High School - 1.9 miles

Chelmsford City Centre - 3 miles

A12 Junction 16 - 0.8 miles

All distances are approximate

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Part glazed entrance door and coved ceilings, stairs to first floor.

#### Lounge

5.74m x 3.41m (18'9" x 11'2")

Glazed sliding patio doors to the rear garden plus a gas fire.

#### Kitchen/Breakfast Room

5.19m x 2.71m (17'0" x 8'10")

Window to rear and side, glazed door side. Units fitted to eye and base level finished with laminate roll top work surfaces and tiled surround. One and a half bowl

stainless steel sink unit with mixer taps. Built-in double oven, four ring gas hob with extractor over. Space for washing machine and coved ceilings.

#### Family Bathroom

Obscure window to side. White suite comprising bath with mixer taps and shower attachment, pedestal wash hand basin and low-level WC. Tiled walls and floor.

#### Bedroom Two

3.66m x 3.39m (12'0" x 11'1")

Window to front, built-in wardrobes and coved ceilings.

#### Bedroom Three

2.73m x 2.72m (8'11" x 8'11")

Window to front and coved ceilings.

### FIRST FLOOR

#### Bedroom One

6.22m x 5.07m max (20'4" x 16'7" max)

Two skylight windows to rear. Fitted wardrobes, drawers and bedside cabinets. Large walk-in eaves storage cupboard and further built-in storage cupboard. Insert wash hand basin and tiled splashback.

### EXTERIOR

#### Front Garden

Driveway to front leading to entrance door and gates giving access to the garage. Lawn area with flower and shrub borders.

#### Single Garage

Up and over door to front, windows to rear and side.

#### Rear Garden

Commencing with patio area overlooking the gardens which are mainly laid to lawn with flower and shrub borders, footpath to rear of garden. Outside lighting and tap.

#### Services

Gas central heating, mains water and drainage.

#### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 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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