

Paul Mason Associates



Keene Way, Galleywood, Chelmsford, Essex, CM2 8NR

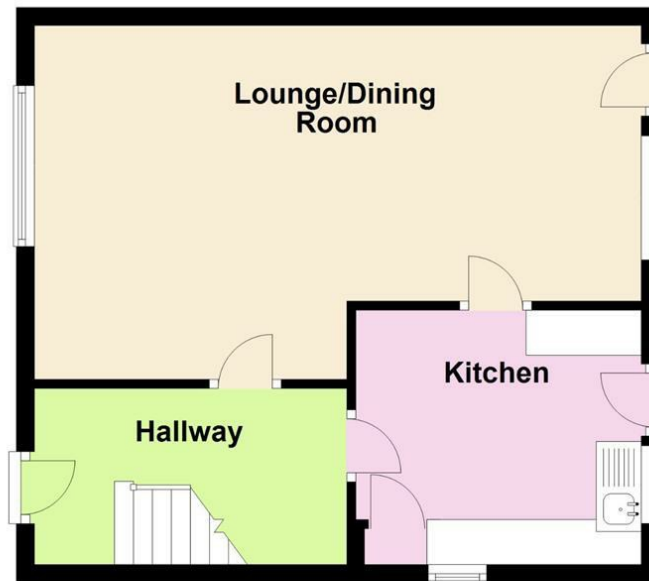
Guide price £379,995

- Semi-Detached Three Bedroom Family Home
- Approx. 85ft Rear Garden
- Garage Plus Off Road Parking
- Open Plan Lounge / Dining Room
- Short Walk To Chelmer Park & Amenities
- Scope To Extend (STPC)
- EPC - F

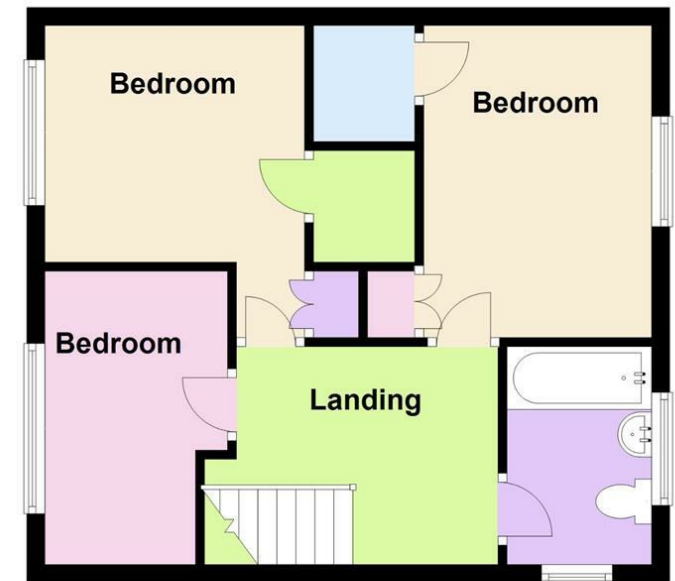
****SIMILAR PROPERTIES IN THE AREA URGENTLY REQUIRED - PLEASE CALL 07590 289667 or 01245 382555**** This three bedroom semi-detached family home offers potential to be modernised and extended like similar properties in the area. Currently, the ground floor has an open plan lounge / dining room plus separate kitchen. To the first floor are two double bedrooms, plus a large single bedroom and family bathroom. Externally, there is a large rear garden (approx. 85ft), garage, storage shed and off road parking for several vehicles.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
EU Directive 2002/91/EC England & Wales		EU Directive 2002/91/EC England & Wales	

Ground Floor
Approx. 434.2 sq. feet



First Floor
Approx. 434.2 sq. feet



Total area: approx. 868.4 sq. feet

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

Chelmsford Station: 3.6 miles
(Liverpool Street from 34 mins)
M25 (Junction 28): 13.0 miles
King Edwards VI Grammar
School: 4.0 miles
Chelmsford County High School
for Girls: 4.2 miles
(All distances are approximate)

Location

Galleywood is conveniently situated to the South of Chelmsford City and provides excellent road access to A12, leading to London and M25. The property is a short walk to Chelmer Park which has an array of sporting and leisure facilities, and there is also a convenient parade of shops close by, plus additional restaurants. There is a convenient bus service to Chelmsford City centre, which provides an extensive range of facilities for all age groups.

Accommodation

GROUND FLOOR

Entrance Hall

Double glazed windows to front and side, under stairs storage cupboard, carpet to floor and textured ceiling. Doors to lounge and kitchen.

Lounge Area

3.88m x 3.48m (12'8" x 11'5")
Double glazed window to front, fireplace with gas fire and tiled hearth, carpet to floor and coved ceiling. Open to Dining Area.

Dining Area

3.30m x 2.44m (10'9" x 8'0")
Double glazed window to rear, carpet to floor and coved ceiling. Open to Dining Area and door to Kitchen.

Kitchen

3.20m x 2.90m (10'5" x 9'6")
Double glazed windows to side and rear, range of base and wall units with work surface over and tiled splashbacks, one and a half sink drainer unit with central mixer tap, larder cupboard, space for fridge/freezer, cooker and washing machine, door to rear garden.

FIRST FLOOR

Landing

Double glazed window to side, access to loft, carpet to floor and textured ceiling.

Bedroom One

3.48m x 3.10m (11'5" x 10'2")
Double glazed window to front, built-in cupboards, vinyl to floor and textured ceiling.

Bedroom Two

3.61m x 2.59m (11'10" x 8'5")
Double glazed window to rear, built-in cupboards, carpet to floor and textured ceiling.

Bedroom Three

2.67m x 2.49m (8'9" x 8'2")
Double glazed window to front, storage cupboard, carpet to floor and textured ceiling.

Family Bathroom

Opaque double glazed windows to side and rear, panelled bath, LLWC, wash hand basin with tiled splashbacks, vinyl flooring and textured ceiling.

EXTERIOR

Rear Garden

The rear garden is predominantly laid to lawn and approximately 85 ft in length. There is a storage shed and garage to one side and has vehicles access to the front of the property via a driveway.

Front Garden

Due to the property being set back from the road, the block paved driveway offers ample parking to the front and leads to the single garage at the rear. There is also a small lawn area with an array of planting.

Viewings

Strictly by appointment only
through Paul Mason Associates
01245 382555

Important Notices

Please note that there is no central heating fitted at the property.



Paul Mason Associates

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