

Paul Mason Associates



Maldon Road, Mundon, CM3 6LG

Guide price £650,000

- Spacious Accommodation Throughout
- Self Contained Annex
- Kitchen/Dining Room
- Lounge
- Three Double Bedrooms
- Re-Fitted Family Bathroom
- Detached Family Home
- Landscaped Rear Garden
- Numerous Off-Road Parking
- EPC - D

This well presented four bedroom detached house, with a self contained ANNEX which would ideally suit parents or teenagers who would like their own space. The village provides a number of amenities including village shops, public house, petrol station, indoor bowling club and a primary school. The accommodation comprises a hallway, lounge, fitted kitchen/dining room. To the first floor there is a landing providing access to three double bedrooms and a re-fitted four piece suite bathroom. The Annex accommodation comprises a fitted kitchen, lounge, bedroom and a shower room. Externally there is an extensive driveway with parking for numerous vehicles to the front of the property with remainder laid to lawn. The rear garden is mostly laid to lawn with various trees and flowers, outbuildings and a paved patio seating/entertainment area. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer..



Ground Floor

First Floor

Produced by Elements Property

| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| EU Directive 2002/91/EC                     |  | 82      | 57        |
| England & Wales                             |  |         |           |

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

## Distances

Latchingdon Primary School - 0.4 miles  
Fambridge Train Station - 2.9 miles  
Southend Airport - 19.2 miles  
Chelmsford City Centre - 13.9 miles

(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Composite entrance door to front. Inset spotlights. Tiled flooring. Large shoe/coat room. Opening to :-

#### Lounge

4.6m x 1.3m (15'1" x 4'3")  
Double glazed window to front. Inset spotlights. Coved ceiling. Tiled flooring with underfloor heating. Radiator. Opening to :-

#### Kitchen/Dining Room

4.9m x 4.0m (16'0" x 13'1")  
Dual aspect double glazed windows to front and side. Two double glazed French doors leading to rear garden. Wooden units fitted to eye and base level with stone effect work surfaces and inset 1 1/2 sink with waste disposal and drainer. Tiled splashbacks. Integrated dishwasher. Space for Range Master cooker and American

fridge-freezer with plumbing. Fitted Inset spotlights. Lighting under units. Coved ceiling. Tiled flooring with underfloor heating. Oak doors to :-

### ANNEX

#### Kitchen (Annex)

3.0m x 2.6m (9'10" x 8'6")  
Double glazed French doors leading to side and rear garden. Wooden units fitted to eye and base level with stone effect work surfaces and inset 1 1/2 sink and drainer. Tiled splashbacks. Integrated four ring hob and extractor fan. Single electric oven. Space for washing machine. Large storage cupboard. Tiled flooring.

#### Lounge (Annex)

3.8m x 3.2m (12'5" x 10'5")  
Double glazed window to rear. Double glazed French doors leading to rear garden. Inset spotlights. Coved ceiling. Radiator.

#### Bedroom (Annex)

4.6m x 2.4m (15'1" x 7'10")  
Double glazed window to front. Inset spotlights. Built in wardrobes. Radiator.

#### Shower Room (Annex)

Double glazed obscure window to side. Walk in wet room with attachment. Low level WC. Wash hand basin. Fully tiled walls.

## FIRST FLOOR

### Landing

Access to loft space via hatch. Storage cupboard. Stairs to ground floor. Radiator. Oak doors to :-

### Bedroom One

3.8m x 3.7m (12'5" x 12'1")  
Double glazed window to front. Radiator.

### Bedroom Two

3.6m x 3.2m (11'9" x 10'5")  
Double glazed window to front. Large built in wardrobes. Radiator.

### Bedroom Three

3.1m x 2.8m (10'2" x 9'2")  
Double glazed window to rear. Built in wardrobes. Radiator.

### Family Bathroom

Re-fitted four piece suite comprising roll top bath with attachments, shower cubicle with attachments, low level WC and pedestal wash hand basin. Inset spotlights. Stone effect flooring. Heated chrome towel rail.

## EXTERIOR

### Frontage

Large driveway providing off-road parking for numerous vehicles with decorative shingle. Remainder laid to lawn. Access to entrance door. Access both sides via side gate leading to rear garden. Outside lighting.

## Rear Garden

Large paved patio seating area with the remainder laid to lawn with various plants, trees and shrubs. Large raised fish pond. Pathway. Three timber sheds to remain with power & light connected. Access to frontage via side gate. Outside lighting.

### Property Services

Gas - Mains  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Heating - Gas Central Heating

### 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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