

Paul Mason Associates

Daisleys Lane, Little Waltham, CM3 3NQ  
Guide price £550,000



- Semi-rural location surrounded by farmland
- Cottage style property
- Three bedrooms
- First floor bathroom
- Two reception rooms
- Fitted kitchen/breakfast room
- Utility area and ground floor cloakroom
- Car port and garage
- 180' plot
- EPC - E

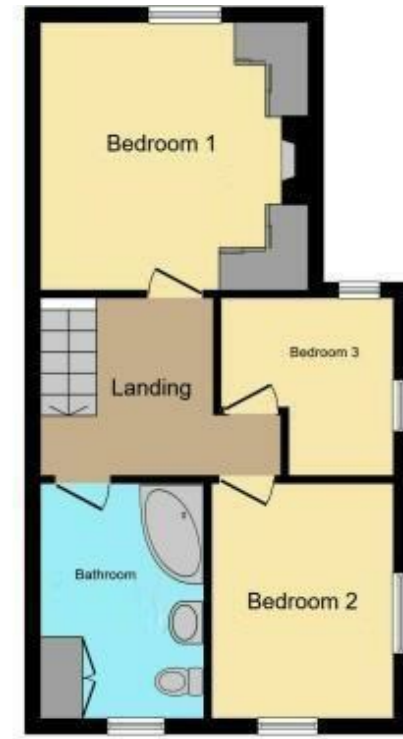
\*\*\* Guide Price £550,000 to £575,000 \*\*\*

A beautiful cottage with charm and character, set in a semi rural location surrounded by farmland, on a large plot of approx 180'. The property is well presented throughout providing two reception rooms plus a fitted kitchen/breakfast room and utility room with separate cloakroom. The first floor comprises three good sized bedrooms and a family bathroom all offer farmland views to the front and rear. Externally the property benefits from ample parking to the front including a car port and garage. The rear gardens commences with a large paved patio area which leads to an oak gazebo providing a covered entertaining area overlooking the lawned gardens and farmland beyond. The property is located within easy access of the A120, A130 and the A12 which offers road links to both the M25 and M11. There are stations at both Hatfield Peverel and Chelmsford with mainline trains into London Liverpool Street.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	96		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	41	(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Ground Floor



First Floor

## Distances

A12 - 5 miles

Hatfield Peverel Train Station - 5.9 miles

Chelmsford City Racecourse - 3.6 miles

Chelmsford City - 5.6 miles

London Stansted Airport - 16.2 miles

All mileages are approx.

## Accommodation

### GROUND FLOOR

#### Lounge

3.80m x 3.54m (12'5" x 11'7")

Door and window to front. Feature brick fireplace incorporating log burner.

#### Inner Hallway

Tiled floor and understairs storage cupboard.

#### Dining Room

3.27m x 2.52m (10'8" x 8'3")

Window to side and obscure window to front.

#### Kitchen/Breakfast Room

5.00m x 3.36m (16'4" x 11'0")

Window to rear and side. Units fitted to base level finished with solid wood work surfaces incorporating butler style sink.

Space for range style cooker and dishwasher. Tiled floor. Built-in

larder cupboard, inset ceiling lights and space for fridge/freezer.

#### Utility Area

a (a)

Space for washing machine and tumble dryer. Tiled floor and stable door to side.

#### Cloakroom

Window to rear. White suite comprising insert wash hand basin with vanity unit below and low level WC. Tiled floor and half panelled walls.

### FIRST FLOOR

#### Landing

Stairs to ground floor and access to boarded loft with lighting via ladder.

#### Bedroom One

3.57m x 3.55m (11'8" x 11'7")

Window to front with views. Ornate fireplace to one wall and fitted wardrobe.

#### Bedroom Two

3.41m x 2.57m (11'2" x 8'5")

Window to rear and side with views.

#### Bedroom Three

3.33m x 2.48m (10'11" x 8'1")

Window to side.

#### Family Bathroom

Window to rear. White suite

comprising corner panelled bath with mixer taps and shower attachment, inset wash hand basin with vanity unit below and low level WC. Fitted vanity storage cupboard. Part tiled walls.

### EXTERIOR

#### Front Garden

Gravel driveway providing ample parking with access to carport and garage. Footpath to entrance door. Remainder laid to lawn. Access to the rear garden.

#### Car Port and Single Garage

Car port providing access to a single garage with double hinge doors and inspection pit.

#### Rear Garden

Commencing with paved patio area and footpath to entertaining area with solid oak gazebo providing covered seating. Remainder laid to lawn with raised display beds. Views over farmland which are adjoining to the rear. Summerhouse to side with lighting and power connected. Outside tap and lighting. Gate leading to concealed area housing oil storage tank and boiler.

#### Viewings.

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

## Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Private

Heating - Oil

Local Authority - Chelmsford

## 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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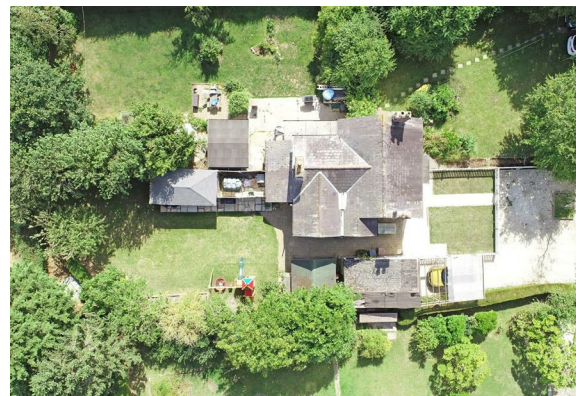
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