

Paul Mason Associates



Longacre, Chelmsford, Essex, CM1 3BJ

Guide price £550,000

- Detached Family Property In Quiet Cul-de-Sac Location
- Four Bedrooms
- En-Suite To Master
- Three Reception Rooms
- Fitted Kitchen
- Utility & Cloakroom
- Family Bathroom
- Detached Double Garage With Extensive Parking
- Large, Well Stocked Side & Rear Gardens

Gary Townsend at Paul Mason Associates offers this detached, four bedroom family home positioned at the end of a quiet cul-de-sac conveniently located between Chelmsford and Writtle. The property also benefits from a detached double garage and private gardens to the side and rear. The ground floor offers three reception rooms plus kitchen, utility and cloakroom, and the first floor has four bedrooms with a modernised en-suite to the master, plus newly fitted family bathroom.

The property is ideal for family living and is just a short walk from Writtle Village and Hylands Park where you can find a selection of countryside walks, local shops and pubs, post office, but to name a few. Chelmsford City itself offers a wider change of shopping and leisure facilities, a selection of prestigious schools, plus excellent road and rail links to London.

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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			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

DISTANCES

Chelmsford Station: 2.0 miles
King Edward VI Grammar School: 1.7 miles
Chelmsford County High School: 1.9 miles
Broomfield Hospital: 3.7 miles
Stansted Airport: 17.7 miles:

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Double glazed window to side, laminate flooring and coved ceiling.

Entrance Hall

Stairs to first floor, understairs storage cupboard, laminate flooring and coved ceiling with smoke detector.

Cloakroom

Opaque window to side, LLWC, vanity wash hand basin with tiled splashback, radiator, fuse box, laminate flooring and coved ceiling.

Lounge

6.41m x 3.95m (21'0" x 12'11")
A dual aspect room with double glazed windows to front and side, open brick fireplace, radiator, carpet to floor and coved ceiling. Patio doors to the rear garden.

Dining Room

3.29m x 3.19m (10'9" x 10'5")
Double glazed window to front, radiator, carpet to floor and coved ceiling. French doors opening to the side garden.

Study

1.90m x 1.90m (6'2" x 6'2")
Double glazed window to rear, carpet to floor and coved ceiling.

Kitchen

3.19m x 3.00m (10'5" x 9'10")
Double glazed window to rear, range of fitted base and wall units with quartz work surfaces incorporating a single bowl sink/drain unit with central mixer tap and tiled splashback, built-in electric double oven and gas hob, fridge, radiator, laminate flooring and coved ceiling. Door to Utility.

Utility Room

2.00m x 1.60m (6'6" x 5'2")
Double glazed window to rear, fitted base and wall units with quartz work surfaces incorporating a single bowl sink/drain unit with central mixer tap and tiled splashback, space for fridge/freezer, dishwasher and washing machine, wall mounted boiler, laminate flooring and coved ceiling. Door to rear.

FIRST FLOOR

Landing

Storage cupboard, carpet to floor and coved ceiling with smoke detector.

Bedroom One

4.12m x 3.06m (13'6" x 10'0")
Double glazed window to front and side, built-in wardrobes, radiator, carpet to floor and coved ceiling.

Bedroom One En-Suite

Opaque window to side, double shower, LLWC, vanity wash hand basin, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

Bedroom Two

4.01m x 3.02m (13'1" x 9'10")
Two double glazed window to front, built-in wardrobes, radiator, carpet to floor and coved ceiling.

Bedroom Three

3.38m x 2.82m (11'1" x 9'3")
Double glazed window to rear, radiator, carpet to floor and coved ceiling.

Bedroom Four

2.71m x 2.32m (8'10" x 7'7")
Double glazed window to rear, radiator, carpet to floor and coved ceiling.

Family Bathroom

Velux window to rear, P shaped panelled bath with central mixer tap and electric shower over, LLWC, vanity wash hand basin, shaver point, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR

Double Garage Parking

The property benefits from a double garage with two up and over doors plus power and lighting fitted, access door to side and eaves storage. In addition, there is also private parking for numerous vehicles.

Front & Rear Gardens

The front of the property has an array of plant and shrub borders and a pathway that leads to a side access gate. Through the gate you reach the site garden which is overlooked by the Dining Room and is partly laid to lawn, with flower and

shrub borders and mature hedging. From here you continue round to the rear garden which has a further wealth of tree and plant borders surrounding a lawn area and patio area for entertaining. To the rear of the garden there is also a large storage shed and greenhouse.

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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