

Paul Mason Associates



Pan Walk, Chelmsford, CM1 2HD

Guide price £385,000

- Three Double Bedrooms
- Large Lounge With French Doors To The Rear Garden
- Dining Room
- Fitted Kitchen Overlooking Courtyard
- Cloakroom
- Family Bathroom
- Fully Enclosed Rear Garden
- Garage

Gary Townsend at Paul Mason Associates offers this three double bedroom property set in a quiet location on the edge of Chelmsford with good access to Chelmsford City Centre. The property benefits from two reception rooms plus a cloakroom and fitted kitchen to the ground floor and three double bedrooms with family bathroom to the first floor. There is a mature rear garden with large patio and access to a rear garage.

The property is located to the West of Chelmsford and offers easy access to all the City's shopping and leisure facilities, as well as excellent schools, plus 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		64	65
(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 <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			
England & Wales		EU Directive 2002/91/EC	

## DIRECTIONS

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Tiled flooring and glazed door to courtyard.

#### Cloakroom

Double glazed window to front, LLWC, vanity wash hand basin, heated towel rail and tiled flooring.

#### Dining Room

3.22m x 2.7 (10'6" x 6'6")

Double glazed window to front, radiator, stairs to first floor with storage cupboard under, laminate flooring and smooth coved ceiling. Doors to Kitchen and Lounge.

#### Kitchen

3.40m x 2.16m (11'1" x 7'1")

Double glazed window to front, range of fitted base and wall units with granite effect work surface incorporating a sink drainer unit with central mixer tap, space for fridge freezer, cooker and washing machine, radiator and laminate flooring.

#### Lounge

5.88m x 3.54m (19'3" x 11'7")

Two double glazed windows to

rear, feature fireplace with inset gas fire, radiator, laminate flooring and French doors to rear patio and garden.

### FIRST FLOOR

#### Landing

Two double glazed windows to side, airing cupboard, carpet to floor and loft hatch to part boarded loft with ladder fitted.

#### Bedroom One

3.60m x 3.18m (11'9" x 10'5")

Double glazed window to rear, radiator, built-in wardrobes and laminate flooring.

#### Bedroom Two

3.23m x 2.83m (10'7" x 9'3")

Double glazed window to front, radiator and laminate flooring.

#### Bedroom Three

3.56m x 2.02m (11'8" x 6'7")

Double glazed window to rear, radiator and laminate flooring.

#### Family Bathroom

Opaque double glazed window to front, fully tiled, panelled bath with central mixer taps and electric shower over, LLWC< pedestal wash hand basin, heated towel rail and lino flooring.

### EXTERIOR

### Front & Rear Gardens

The property is approached via a walkway with an array of tree and shrub planting and leads to an open front patio area and front door. The front area also offers gated access to a courtyard area which benefits from a storage shed and laundry room. The rear garden commences with a large patio area ideal for entertaining and leads to a level lawn with mature planting to include fruit trees, hedging and further scrub borders. A pathway leads to the garage which has power and lighting fitted and provides rear access to the property.

### Garage & Parking

There is a single garage to the rear of the property (accessed off Chiltern Close) with an up and over and has power and lighting fitted with courtesy door to the rear garden.

### 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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