

Paul Mason Associates



Chalklands, Sandon, CM2 7TH
Offers in excess of £700,000

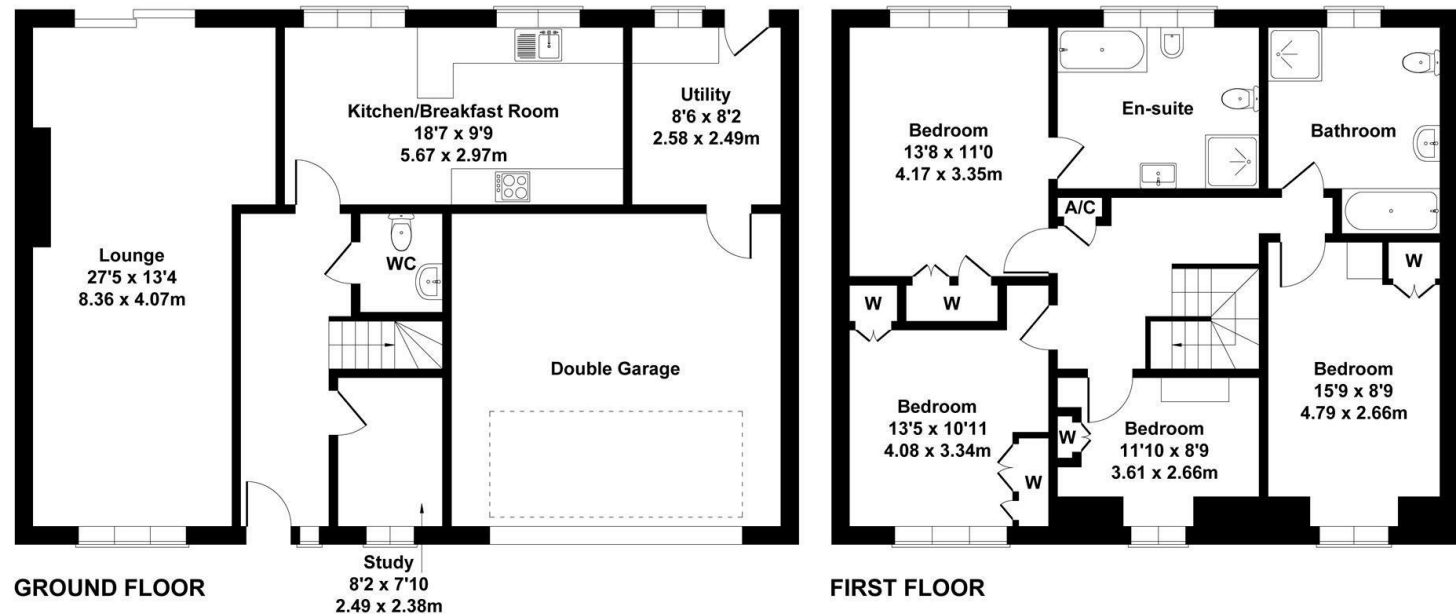
- Detached family residence
- Four bedrooms
- Refitted ensuite to bedroom one which is fully tiled
- Refitted family bathroom which is fully tiled
- Lounge and separate study
- Kitchen/breakfast room and separate utility room
- Ground floor cloakroom
- Secluded rear garden
- Double garage
- EPC - D

*** Guide Price £700,000 to £750,000 ***

A detached family residence situated within a popular cul-de-sac in the village of Howe Green located on the outskirts of the city of Chelmsford. The ground floor accommodation is accessible via an entrance hall and comprises of a dual aspect lounge measuring 27'5" x 13'4", study, kitchen/breakfast room overlooking the rear garden and separate utility room, plus a cloakroom. The first floor includes four double bedrooms all with fitted furniture, a refitted five piece ensuite to the principal bedroom and refitted family bathroom. The property is approached from a private driveway providing parking with access to an attached double garage with electric door that could be converted into additional living space subject to building regulations. The secluded rear garden commences with a paved patio area overlooking the lawned gardens with various fruit trees and access to the front. The property is available with NO ONWARD CHAIN.

Chalklands, Sandon

Approximate Gross Internal Area
2013 sq ft - 187 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ 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		(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 ₂ emissions	
	84		
	58		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Distances

Chelmsford City - 4.4 miles
A12 - 0.6 miles
Park and Ride - 2.1 miles
Grammar schools - 4.8 miles
Chelmsford Train Station - 4.6 miles
London Stansted Airport - 22.5 miles

All milages are approx.

Location

Howe Green is a delightful village on the outskirts of Chelmsford within a short drive to the A12 providing road links to the M25 and East Anglia, plus the A130 giving access to the A13 and A127 to Southend. Chelmsford City Centre is approx. 4.4 miles and benefits from shopping centres with well known shops including John Lewis, as well as restaurants and bars. There are schools for all age group including private and grammar schools. Chelmsford has wonderful parks river walks and leisure facilities. The Park and Ride provides easy

access to the city and can be found approx. 2.1 miles away.

Accommodation

GROUND FLOOR

Entrance Hall

Lounge
8.36m x 4.07m (27'5" x 13'4")
Window to front and glazed sliding patio doors to the rear.

Study
2.38m x 2.49m (7'9" x 8'2")
Window to front.

Kitchen/Breakfast Room
5.67m x 2.97m (18'7" x 9'8")
Two windows to the rear.
Fitted units to eye and base level and work surfaces that incorporate a breakfast bar.
Built in and space for appliances.

Utility Room
2.58m x 2.49m (8'5" x 8'2")
Door to rear garden and door to garage.

Cloakroom
Window to front

FIRST FLOOR

Landing

Bedroom
4.17m x 3.35m (13'8" x 10'11")
Window to rear.

Ensuite

Window to rear.

Bedroom
4.08m x 3.34m (13'4" x 10'11")
Window to front.

Bedroom
4.79m x 2.66m (15'8" x 8'8")
Window to front.

Bedroom
3.61m x 2.66m (11'10" x 8'8")
Window to front.

Family Bathroom
Window to rear.

EXTERIOR

Front Garden
Driveway with parking to the front. Access to the entrance door and garage. Lawn area.

Double Garage
Electric door to front.

Rear Garden
Paved patio area overlooking the lawned garden. Various fruit trees. Access to the front via a side gate.

Property Services
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas
Local Authority - Chelmsford

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.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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