

Paul Mason Associates

Beaumont Walk, Chelmsford, CM1 2HF
Offers in excess of £375,000

- No Onward Chain
- Three Bedroom Home
- Modern Fitted Kitchen
- Large Lounge With French Doors To Garden
- Dining Room Open To Kitchen
- Utility Room / Gym
- Family Bathroom
- Garage To Rear
- Front & Rear Gardens
- Internal Inspection Highly Recommended

(Price Range £375,000 to £385,000) NO ONWARD CHAIN! Gary Townsend at Paul Mason Associates offers this well presented 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, modern fitted kitchen and spacious Utility / Gym to the ground floor and three double bedrooms with family bathroom to the first floor. The south facing rear garden has a patio area, level lawn and access to a rear garage and courtesy gate.

The property is located to the West of Chelmsford and offers easy access to all of Chelmsford 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		63	78
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 Train Station: 2.1 miles
Grammar Schools: 1.6 miles
Broomfield Hospital: 3.3 miles
A12: 5.4 miles
Stansted Airport: 18.1 miles

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Laminate flooring and smooth ceiling. Doors to Cloakroom, Utility and Dining Room

Cloakroom

Opaque double glazed window to side, LLWC, easy hand basin with tiled splashback, heater, laminate flooring and smooth ceiling.

Kitchen

3.28m x 2.09m (10'9" x 6'10")
Double glazed window to Utility, range of modern high gloss base and wall units with a one and a half bowl sink / drainer unit with central mixer tap and tiled splashback, built-in electric oven with hob over and extractor above, integrated fridge/freezer and dishwasher, laminate flooring and smooth coved ceiling. Open to Dining Room.

Utility Room / Gym

4.59m x 1.61m (15'0" x 5'3")
A multi-purpose space with double glazed windows to front and fully glazed roof, roll top work surface with sink/drainage unit and central mixer tap, plumbing for washing machine, three individual storage cupboards, laminate flooring and smooth ceiling.

Dining Room

3.59m x 3.35m (11'9" x 10'11")
Double glazed window to front, staircase to first floor, storage cupboard, laminate flooring and smooth ceiling.

Lounge

5.92m x 3.64m (19'5" x 11'11")
Two sets of double glazed windows to rear plus French doors to patio, TV and BT points, radiator, laminate flooring and smooth coved ceiling.

First floor

Landing

Airing cupboard, storage cupboard, carpet to floor and smooth ceiling with access to loft.

Bedroom One

3.74m x 3.31m (12'3" x 10'10")
Double glazed window to rear aspect, built-in wardrobes, radiator, laminate flooring and smooth ceiling.

Bedroom Two

3.33m x 2.60m (10'11" x 8'6")
Double glazed window to front, radiator, built-in wardrobe, laminate flooring and smooth coved ceiling.

Bedroom Three

2.66m x 2.12m (8'8" x 6'11")
Double glazed window to rear, radiator, laminate flooring and smooth coved ceiling.

Bathroom

Opaque double glazed window to front, fully tiled, panelled bath with shower over, LLWC, pedestal wash hand basin, heated towel rail, tiled flooring and smooth ceiling.

Garage & Parking

The property benefits to a single garage with up and over door, has power and lighting fitted and is accessed via a courtesy door from the garden. There is rear vehicular access to the garage off Chiltern Close.

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 rear garden commences with a large patio area accessed directly from the lounge, making it ideal for

entertaining and leads to a level lawn which in turn provides access to the garage and rear access gate.

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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

Viewings

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



Paul Mason Associates

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