

Paul Mason Associates



Keene Way, Chelmsford, CM2 8NS

Guide price £439,995

- Three Bedroom Semi-Detached Home
- Modern Fitted Kitchen
- Lounge
- Dining Room Room
- Ground Floor Cloakroom
- Fully Tiled Shower Room
- Garage, Gated Carport and Block Paved Driveway Offering Extensive Parking
- Quiet Cul-de-Sac Location In Popular Area
- Close To Parks and Baddow School
- NO ONWARD CHAIN

Gary Townsend at Paul Mason Associates offers this well presented three bedroom semi-detached family home positioned in a quiet cul-de-sac location and comes to the market with NO ONWARD CHAIN. A spacious entrance hall provides access to the cloakroom, modern fitted kitchen and lounge, which in turn opens to a dining room with patio doors leading to a low maintenance garden. The first floor offer three bedrooms serviced by a fully tiled shower room. A particular feature of the property is its extensive parking, with block paved driveway, gated carport and detached single garage.

Keene Way offers excellent bus links to Chelmsford City Centre, easy access to the A12 and is also within walking distance of local shops, Chelmer Park and Great Baddow High School.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	71		
	43		
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			



DISTANCES

Chelmsford Station: 3.3 miles

A12: 1.2 miles

Great Baddow High School: 1.5 miles

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Stairs to first floor with storage under, radiator, laminate flooring and smooth coved ceiling with smoke alarm fitted.

Cloakroom

Opaque window to front, LLWC, wash hand basin with tiled splashback, radiator, laminate flooring and smooth ceiling.

Kitchen

3.31m x 2.45m (10'10" x 8'0")
Double glazed window to rear, modern fitted kitchen with a range of base and wall units with granite effect work surface and a one and a half bowl sink drainer unit with tiled splashback, built-in electric double oven, electric hob with extractor over, integrated fridge and washing machine, tiled flooring and smooth coved ceiling with sunken spotlights. Door to rear and Dining Room.

Lounge

3.62m x 3.18m (11'10" x 10'5")
Double glazed window to front, feature fireplace with granite

surround, radiator, carpet to floor and textured coved ceiling. Open plan to Dining Room.

Dining Room

3.36m x 3.19m (11'0" x 10'5")
Radiator, carpet to floor and textured coved ceiling. Patio doors opening to the rear garden,

FIRST FLOOR

Landing

Double glazed window to side, carpet to floor and textured ceiling, loft hatch with drop down ladder leading to a fully boarded area currently used as a Hobby Room (potential to fully convert STPC).

Bedroom One

3.70m x 3.18m (12'1" x 10'5")
Double glazed window to front, radiator, carpet to floor and textured ceiling.

Bedroom Two

3.45m x 3.18m (11'3" x 10'5")
Double glazed window to rear, radiator, carpet to floor and textured ceiling.

Bedroom Three

2.55m x 2.49m (8'4" x 8'2")
Double glazed window to rear, radiator, laminate flooring and textured ceiling.

Shower Room

Opaque double glazed window to front, fully tiled, double width shower, LLWC, vanity wash hand

basin, radiator, airing cupboard housing hot water tank, shaver point, airing cupboard, laminate flooring and textured ceiling with sunken spotlights.

EXTERIOR

Garage & Driveway

The property benefits from a large block paved driveway providing space for approximately three cars. In addition, full height wooden gates lead to a covered car port which offers additional parking and leads to the detached single garage which has an up and over door plus power and lighting fitted.

Front & Rear Gardens

The front of the property has been landscaped and provides a lawn area with various trees and planting all set behind an established hedge providing greenery throughout the year. To the rear, the main garden area has been hard landscaped for low maintenance, yet has an array of tree and shrub borders to soften up the space. There is also a side access gate to the carport and garage, outside tap and outside lighting.

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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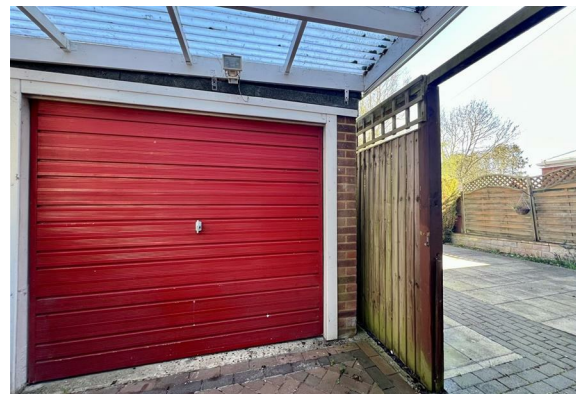
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