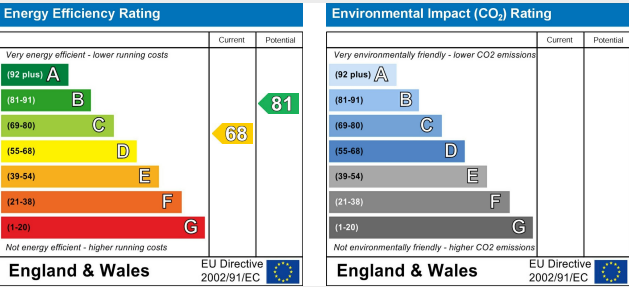


Paul Mason Associates



Pan Walk, Chelmsford, CM1 2HD
Guide price £425,000

- Three Double Bedroom Home
- Fitted Kitchen Plus Dining Room
- Lounge
- Family Room
- Conservatory
- Entrance Lobby Plus Cloakroom
- Family Bathroom With Bath and Separate Shower
- Garage Plus Low Maintenance Rear Garden
- Short Walk To Local Amenities & Primary Schools
- Well Presented Throughout

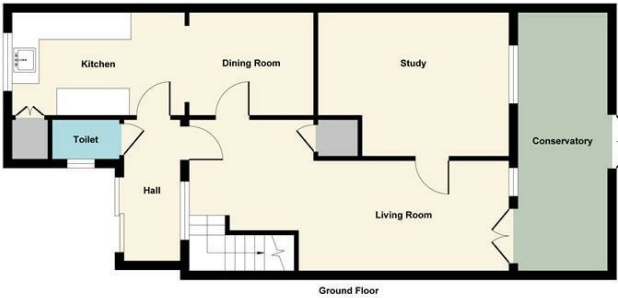
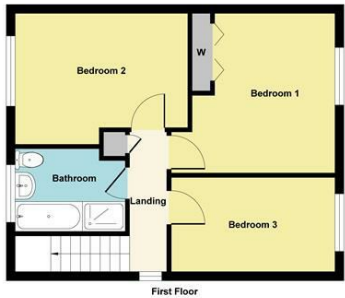


Gary Townsend at Paul Mason Associates offers this very well presented three double bedroom property which benefits from spacious living accommodation to include, Kitchen / Dining Room, Lounge, Family Room, Conservatory, Entrance Lobby and Cloakroom. There is also a fully enclosed low maintenance rear garden with access to a single garage in block.

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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DISTANCES

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

3.17m x 1.08m (10'4" x 3'6")

Entered via a glazed patio door with double glazed windows to front and side, laminate flooring and polycarbonate roof.

Cloakroom

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

Kitchen

4.15m x 2.24m (13'7" x 7'4")

Double glazed window to front, range of matching base and wall units with granite effect work surface incorporating a one and half ceramic sink drainer unit with tiled splashback, space for cooker, fridge/freezer, dishwasher, washing machine and tumble dryer, larder cupboard with wall mounted boiler, laminate flooring and smooth coved ceiling with sunken spotlights. Open to Dining Room.

Dining Room

3.20m x 2.07m (10'5" x 6'9")

Radiator, laminate flooring and

smooth coved ceiling. Door to Lounge.

Lounge

7.00m x 3.08m (22'11" x 10'1")

Double glazed window to front lobby, stairs to first floor with storage under, radiator, laminate flooring and smooth coved ceiling. Door to Family Room and French doors to Conservatory.

Family Room

3.56m x 2.50m (11'8" x 8'2")

Double glazed window to conservatory, carpet to floor and smooth coved ceiling.

Conservatory

5.71m x 1.65m (18'8" x 5'4")

Range of double glazed windows to rear, laminate flooring and polycarbonate roof. French doors to rear garden.

FIRST FLOOR

Landing

Double glazed windows to side, storage cupboard, carpet to floor and smooth coved ceiling with sunken spotlights and loft hatch to a part boarded loft.

Bedroom One

3.61m x 3.21m (11'10" x 10'6")

Double glazed window to rear, radiator, built-in wardrobes, carpet to floor and smooth

coved ceiling with sunken spotlights.

Bedroom Two

3.20m x 2.83m (10'5" x 9'3")

Double glazed window to front, radiator, carpet to floor and smooth coved ceiling with sunken spotlights.

Bedroom Three

3.53m x 2.01m (11'6" x 6'7")

Double glazed window to rear, radiator, carpet to floor and smooth ceiling.

Family Bathroom

Opaque double glazed window to front, shower cubicle, panelled bath with central mixer taps and shower attachment over, LLWC, pedestal wash hand basin with tiled splashback, heated towel rail, laminate flooring and smooth ceiling with sunken spotlights.

EXTERIOR

Rear Garden

The rear garden has been hard landscaped for low maintenance and has a rear access gate which leads to a garage in block.

Garaging

The property benefits from a single garage with up and over door, and is accessed via Chiltern Close.

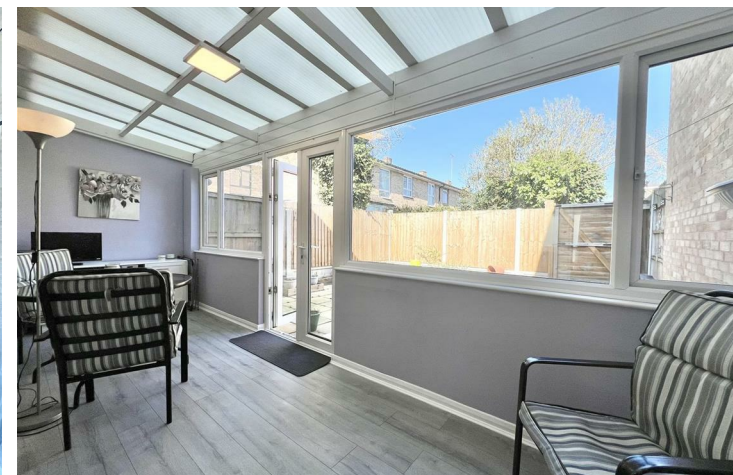
Important Notices

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.



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