

Paul Mason Associates



Main Road, Howe Street, Chelmsford, CM3 1BG

Offers in excess of £900,000

- NO ONWARD CHAIN
- Detached Family Home In Heart Of Popular Village
- Five Double Bedrooms
- En-Suite To Master Bedroom
- 26ft Kitchen / Dining Room
- Lounge With Log Burner
- Vaulted Family Room With Fully Bi-Folding Doors Overlooking The Rear Garden
- Landscaped Rear Garden
- Integral Garage Plus Parking For Multiple Vehicles & EV Charging Point
- Solar Panels & Battery Storage Unit

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		81	87
EU Directive 2002/91/EC			

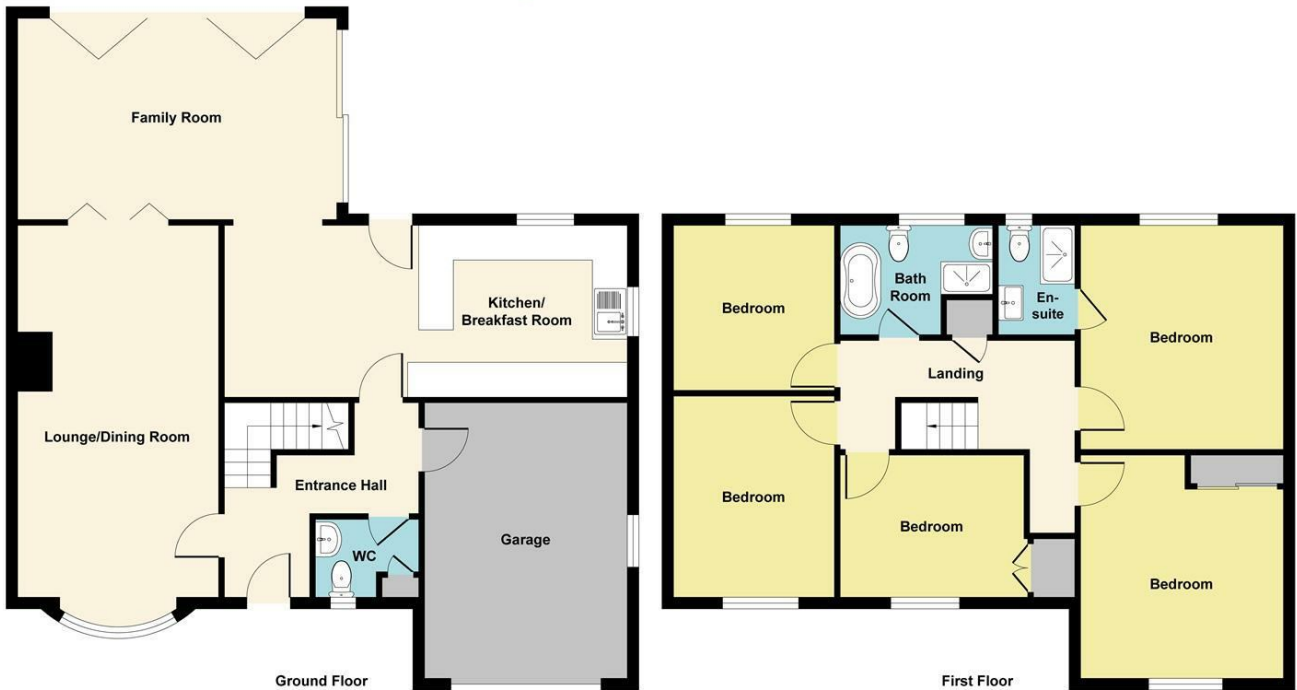
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

Gary Townsend at Paul Mason Associates offers this immaculate five double bedroom family home with extensive parking to front, and a landscaped garden to the rear. This light and airy property also boasts an impressive family room with fully bi-folding doors opening to the rear deck and gardens, spacious lounge with log burner, plus a modern fitted kitchen / dining room. This flexible home also boasts an integral garage plus the potential to extend into the large loft space (STPC).

Howe Street is a picturesque hamlet approximately six miles north of the City of Chelmsford and 13 miles from Stansted airport. It is best known for its Grade II listed 14th-century Free House (The Green Man), which is one of the oldest in Essex owned by Michelin Star chef brothers Chris and Geoff Galvin. The nearby, larger village of Great Waltham offers further facilities to include, pre-school and primary schools, a post office/general store, a village hall, a cricket club, public house and a delicatessen/cafe. Felsted village and its well-known independent school is less than five miles away, while Chelmsford offers a wide variety of facilities including a bustling shopping centre, excellent state and private schools and superb road and rail links, with easy access to the A12 and a station on the main line into London Liverpool Street.

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DISTANCES

Felsted: 4.3 miles

Chelmsford Grammar Schools: 5.6 miles

A120: 5.5 miles

Chelmsford Station: 6.3 miles (Liverpool Street from 34 minutes)

A12 (junction 19): 7.2 miles

Stansted Airport: 12.6 miles

M25: 20.5 miles

All distances approximate.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Stairs to first floor, radiator with cover, Karndean flooring and smooth ceiling with smoke detector fitted..

Cloakroom

Opaque double glazed window to front, LLWC, vanity wash hand basin with tiled splashback, radiator, built-in storage cupboard, Karndean flooring and smooth ceiling.

Lounge

7.30m x 3.95m (23'11" x 12'11")

Double glazed window to front, feature fireplace with inset log burner and slate hearth, radiator, carpet to floor and smooth coved ceiling. Glazed double doors to Family Room.

Family Room

6.23m x 4.13m (20'5" x 13'6")

This light and airy room has a range of bi-folding doors opening to the rear deck, further sliding doors to side and Velux windows to the smooth vaulted ceiling. Radiator, Karndean flooring and open to the Kitchen / Dining Room.

Kitchen / Dining Room

7.988m x 3.32m (26'2" x 10'10")

Double glazed windows to side and rear, extensive range of modern, high gloss base and wall units with a corian worksurface incorporating a one and a

half bowl sink unit with central mixer tap, three separate Siemens ovens (to include steamer and microwave) plus two warming drawers, electric hob with extractor over, integrated full height fridge and full height freezer cupboards, dishwasher, radiator, Karndean flooring and smooth ceiling with sunken spotlights. Open to Family Room and glazed door to rear.

FIRST FLOOR

Landing

Radiator, boiler cupboard, carpet to floor and smooth ceiling.

Bedroom One

4.54m x 3.97m (14'10" x 13'0")

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

Bedroom One En-Suite

Opaque double glazed window to rear, fully tiled, LLWC, wall hung sunk unit, heated towel rail, extractor fan, tiled flooring and smooth ceiling with sunken spotlights.

Bedroom Two

4.55m x 3.96m (14'11" x 12'11")

Double glazed window to front, built-in wardrobes, radiator, carpet to floor and smooth ceiling.

Bedroom Three

3.35m x 3.18m (10'11" x 10'5")

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

Bedroom Four

3.86m x 3.17m (12'7" x 10'4")

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

Bedroom Five / Hobby Room

3.72m x 2.60m (12'2" x 8'6")

Double glazed window to front, built-in wardrobes, radiator, carpet to floor and smooth ceiling with loft hatch.

Family Bathroom

2.91m x 2.35m (9'6" x 7'8")

Opaque double glazed window to rear, fully tiled, modern roll top bath, separate shower cubicle, LLWC, wall hung wash hand basin, heated towel rail, extractor fan, tiled flooring and smooth ceiling with sunken spotlights.

Integral Garage & Utility Area

5.69m x 3.99m (18'8" x 13'1")

Accessed from the Hallway, the integral garage has a double glazed window to side, Utility Area with butlers sink and plumbing for washing machine and tumble dryer. There is an electric up and over door to the driveway and battery storage unit for the solar panelled electricity.

EXTERIOR

DRIVEWAY

The driveway has been recently landscaped to provide parking for numerous vehicles and also benefits from planted borders and also has an electric car charging point fitted. There is also an outside tap and lighting, plus access gates to both sides leading to the rear garden.

REAR GARDEN

The landscaped rear garden offers a wonderful outside retreat for the whole family. Exiting the property from the kitchen, you enter a covered area which then wraps around the property by way of a raised decking area that overlooks the garden. Steps leading down to a level lawn which has well stocked borders to both sides and a pathway that leads to the rear seating area. The current owners have also put in provisions for a hot tub, and there is also a detached shed which has the ability to fit power and lighting available. In addition there is an outside tap and access to the oil tank.

Solar Panels & Battery System

The property benefits from a range of solar panels that provide immediate home energy and the ability to store further electricity via the home battery. This can heat the hot water and can also be exported back to the grid to generate income. The system can also be used to charge the EV alongside the mains power. The current owners annual costs for electricity is approximately £1,000 (assuming 8,000 miles of car charge).

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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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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