

Paul Mason Associates



Main Road, Rettendon Common, CM3 8DR
Guide price £499,995

- Period Semi-Detached Cottage
- Open Plan Kitchen, Dining & Family Room
- Lounge
- Three Bedrooms
- Re-Fitted En-Suite & Family Bathroom
- Secluded Rear Garden
- Stylish Courtyard Garden
- Outside Home Office & Workshop
- Driveway for Two Cars
- EPC - E

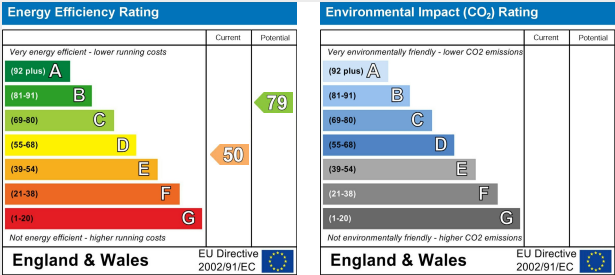
This charming, incredibly well presented three bedroom semi-detached cottage is located in the popular village of Rettendon Common.

To the ground floor, the accommodation boasts a stunning open plan kitchen/dining/family room with a roof lantern over the kitchen space allowing in plenty of natural light, a lounge with character features, and French doors leading to the rear garden and a beautiful bathroom with decorative panelling and a free standing bath tub. There is an enclosed staircase leading to the first floor landing that provides access to three bedrooms which benefit from window shutters, and bedroom one benefitting from a re-fitted en-suite shower room.

Externally the property begins with a block paved driveway providing off road parking with a feature wall and gate before entering the front courtyard. The courtyard is paved with stunning Victorian style tiles and houses two outbuildings, one of which is used as a home office. Both outbuildings benefit from power and lighting connected, and one with underfloor heating. The garden commences a composite decking seating area with a feature wall to the edges that include decorative shrubs and the remainder is laid with artificial lawn.

Rettendon Common is a small village and civil parish about 8 miles south east of the city of Chelmsford. There is a highly regarded local primary school within close walking distance of this property (Rettendon primary school) with an outstanding Ofsted rated nursery. The nearest town is Wickford where you will find a host of amenities. Access to A12/A130/A13 providing a gateway to major road networks around the county is under 10 minutes drive away.

Viewing comes highly recommended to appreciate the property on offer.



ACCOMMODATION

GROUND FLOOR

Open Plan Kitchen/Dining/Family Room

6.7m x 4.7m max (21'11" x 15'5" max)

Lounge

3.7m x 3.4m (12'1" x 11'1")

Bathroom

Inner Hall Enclosing Staircase

FIRST FLOOR

Landing

Bedroom One

3.7m x 3.4m (12'1" x 11'1")

En-Suite

Bedroom Two

3.4m x 2.3m (11'1" x 7'6")

Bedroom Three

2.4m x 2.3m (7'10" x 7'6")

EXTERIOR

Rear Garden

Home Office

Courtyard Garden

Property Services

Gas - Oil

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil Central Heating

Local Authority - Chelmsford City Council

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.

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.



Ground Floor



First Floor



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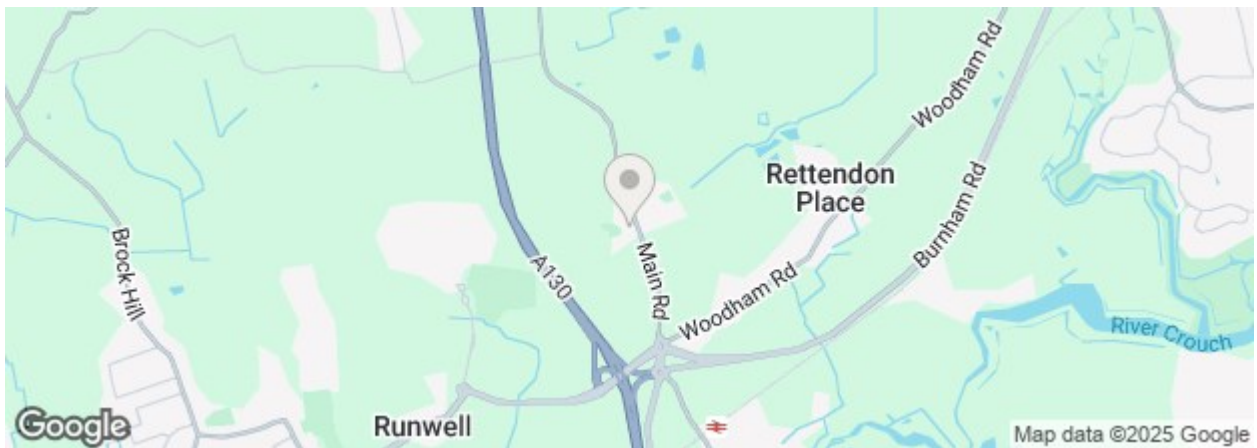
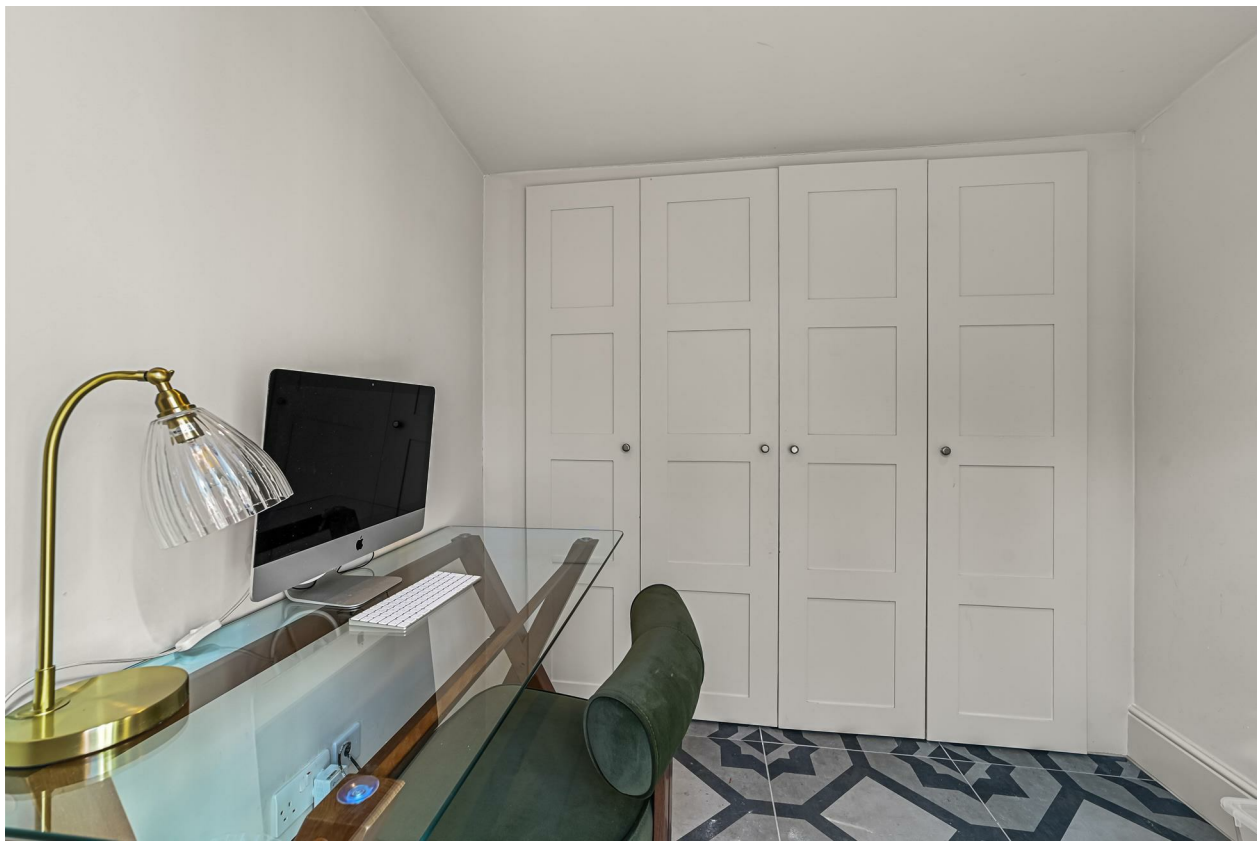
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