

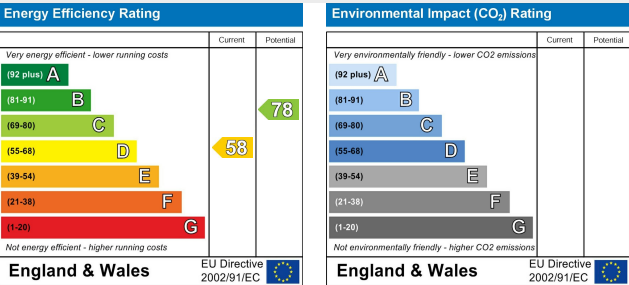
Paul Mason Associates



Elgin Avenue, Chelmsford, CM1 1TN

Guide price £545,000

- Four Bedroom Period Home In Quiet Cul-de-Sac Location
- Short Walk To Chelmsford Station, City Centre & Parks
- Lounge
- Dining Room
- Summer Room
- Hand Built Fitted Kitchen
- Loft Extension With Dual Aspect Spacious Bedroom
- Delightful Landscaped Rear Garden
- Many Period Features Remain
- Internal Inspection Highly Advised



Gary Townsend at Paul Mason Associates offers this immaculate 4 bedroom period home positioned in a quiet, cul-de-sac location within close proximity to Chelmsford Station and City Centre. The accommodation boasts four bedrooms set over three floors with family bathroom to the first floor, and three reception rooms plus kitchen to the ground floor. A particular feature is the hand-built kitchen and adjoining Garden Room overlooking the well stocked gardens. Many original features remain and an internal inspection is highly advised.

Elgin Avenue is a favoured location for commuters, and provides excellent access to all of Chelmsford’s restaurants and leisure facilities, plus easy access to the mainline rail services which links London’s Liverpool Street (approx. 35 mins). There is also easy access to Admiral’s Park, linking Central Park and the City Centre.

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DISTANCES

ACCOMMODATION

GROUND FLOOR

Lounge

4.54m x 3.75m (14'10" x 12'3")
Entered via a part glazed door, bay window to front with fitted shutters, open fireplace with ornate surround and hearth, radiator, engineered wood flooring and smooth coved ceiling. Door to Inner Hallway

Inner Hallway

Stairs to first floor with storage under (could be converted to Cloakroom), engineered wood flooring and coved ceiling with smoke alarm fitted.

Dining Room

3.48m x 3.31m (11'5" x 10'10")
Bi-fold doors opening to Garden Room, radiator, engineered wood flooring and smooth coved ceiling.

Kitchen

4.19m x 2.63m (13'8" x 8'7")
Double glazed window to side and rear, the kitchen units have been hand built and painted in a modern shaker style and offer a range of base and wall units with granite work surface incorporating a ceramic butlers sink with central mixer tap, Rangemaster 5 ring cooker, space for fridge/freezer, washing machine and dishwasher,

wall mounted boiler in cupboard, radiator, water softener, laminate flooring and smooth ceiling. Stable door to Garden Room.

Garden Room

4.39m x 1.44m (14'4" x 4'8")
Bi-folding doors to both the Dining Room and Garden, radiator, engineered wood flooring and polycarbonate roof to fill the space with additional light.

FIRST FLOOR

Landing

Stained glass window to side, stairs to second floor, radiator, carpet to floor and smooth ceiling.

Bedroom One

4.05m x 3.16m (13'3" x 10'4")
Two double glazed windows to front with fitted shutters, built-in wardrobes, radiator, carpet to floor and smooth coved ceiling.

Bedroom Three

3.45m x 3.18m (11'3" x 10'5")
Double glazed window to rear, built-in cupboard, carpet to floor and coved ceiling.

Bedroom Four / Study

2.63m x 2.23m (max) (8'7" x 7'3" (max))
Double glazed window to rear, built-in cupboard, radiator, laminate flooring and vaulted ceiling.

Bathroom

Opaque double glazed window to side, panelled bath with electric shower over, LLWC, pedestal wash hand basin with tiled splashback, heated towel rail, tiled flooring and vaulted smooth ceiling with sunken spotlights.

Landing

Double glazed window to side, eaves storage, carpet to floor and smooth ceiling.

Bedroom Two

5.00m x 3.81m (16'4" x 12'5")
Double glazed window to rear and two Velux windows to front, radiator, carpet to floor and smooth ceiling and eaves storage. (This room has potential for an en-suite a shower room if desired).

EXTERIOR

Garden

A particular feature of the property is the wonderful, well stocked rear garden. The garden commences with a large patio area accessed from the Garden Room and is an ideal space for entertaining and al-fresco dining. From here you step down onto a central lawn which benefits from an array of tree and plant borders and in turn leads you to the rear section where you will find storage sheds (one with power and lighting) and wood store plus an additional

secluded small patio. There is also an access gate to the front of the property, outside tap plus lighting.

Parking

The road uses Permit Parking.

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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