

Paul Mason Associates



Tye Green, Good Easter, Chelmsford, CM1 4SH  
Guide price £650,000



- Detached Property With Stunning Views  
Overlooking Open Countryside
- Three Double Bedrooms
- Three Bathroom / Shower Rooms
- Lounge
- Dining Room
- Modern Fitted Kitchen Overlooking The  
Rear Garden And Farmland
- Conservatory Opening To A Wonderful,  
Landscaped Garden With Summer House
- Garage Plus In & Out Gravel Driveway
- Wonderful Location On The Fringe Of Tye  
Green, near Good Easter
- Viewing Highly Advised To Fully Appreciate  
The Quality & Location Of This Home

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Gary Townsend at Paul Mason Associates proudly offers this immaculate detached family home which benefits from wonderful far reaching countryside views to both front and rear. The accommodation offers three double bedrooms, three bath/shower rooms, formal lounge plus conservatory, modern fitted kitchen, separate dining room, plus an attached garage with ample parking. Also, a particular feature of this wonderful home is the well stocked, level garden that adjoins the open farmland.

The property is located on the fringe of Tye Green, Good Easter, a sought-after village to the North-West of Chelmsford and is surrounded by pleasant arable farmland and countryside. The City of Chelmsford is 7.7 miles away with its array of shopping, schooling and leisure facilities. To the North is the town of Great Dunmow and to the North-West the larger town of Bishop's Stortford. Stansted Airport is less than 14 miles away offering international travel routes across Europe.



## DISTANCES

Writtle: 6.6 miles

Chelmsford Station: 8 miles

Great Dunmow: 8.8 miles

Bishops Stortford Station: 12.4 miles

Stansted Airport: 13.8 miles

(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Entered via a fully glazed door, stairs to first floor, radiator, storage cupboard, oak flooring and smooth coved ceiling with smoke detector.

#### Kitchen

3.54m x 2.91m (11'7" x 9'6")  
Double glazed window to rear overlooking the garden towards open farmland, range of base and wall units with wood effect worksurfaces incorporating a one and a half bowl ceramic sink with tiled splashback, electric range cooker, integrated fridge/freezer, dishwasher and washing machine, radiator, tiled flooring and smooth coved ceiling with sunken spotlights. Door to side.

#### Dining Room

3.55m x 2.92m (11'7" x 9'6")  
Double glazed window to front, radiator, carpet to floor and coved ceiling.

#### Lounge

6.00m x 3.67m (19'8" x 12'0")  
Double glazed window to rear, feature fireplace, radiator, carpet to floor and smooth coved ceiling. French doors leading to the Conservatory.

#### Conservatory

3.32m x 2.63m (10'10" x 8'7")  
Built of brick and uPVC construction, radiator, laminate flooring and French doors opening to the rear patio and garden.

#### Bedroom Three

4.74m x 3.53m (15'6" x 11'6")  
Double glazed window to front, radiator, storage cupboards, carpet to floor and smooth ceiling.

#### Family Bathroom

Opaque double glazed window to rear, fully tiled, single shower cubicle, panelled bath, LLWC, pedestal wash hand basin, heated towel rail, tiled flooring and coved ceiling with sunken spotlights.

### FIRST FLOOR

#### Landing

Velux window to front, airing cupboard, carpet to floor and smooth ceiling with sunken spotlights.

#### Bedroom One

5.37m x 4.74m (17'7" x 15'6")  
Double glazed windows to rear with far reaching views over open farmland, radiator, carpet to floor and smooth ceiling with sunken spotlights.

#### Bedroom One En-Suite

Opaque double glazed window to rear, fully tiled, double width shower, LLWC, pedestal wash hand basin, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

#### Bedroom Two

5.37m x 3.43m (17'7" x 11'3")  
Double glazed windows to rear with far reaching views over open farmland, radiator, carpet to floor and smooth ceiling with sunken spotlights.

#### Shower Room

Opaque double glazed window to rear, fully tiled, shower cubicle, LLWC, pedestal wash hand basin, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

### EXTERIOR

#### Garage & Parking

The property benefits from an in and out gravel driveway offering parking for three vehicles leads to an attached garage with up and over door, power and lighting fitted and eaves storage. Courtesy door to garden.

#### Rear Garden

A particular feature of this well appointed property is the delightful rear garden that adjoins open farmland with far reaching views. The garden commences with a

patio area which is ideal for al-fresco dining and leads to the spacious level lawn which has well stocked borders providing an abundance of colour. In addition, there is also a well positioned Summer House, outside tap and power points, plus rear gate to the open fields.

#### Important Notices

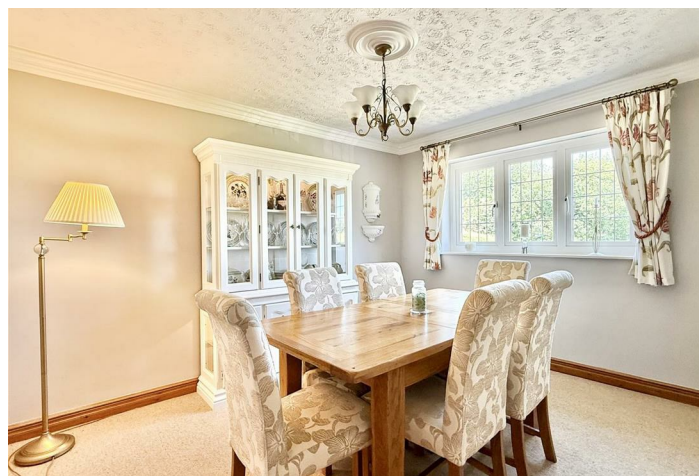
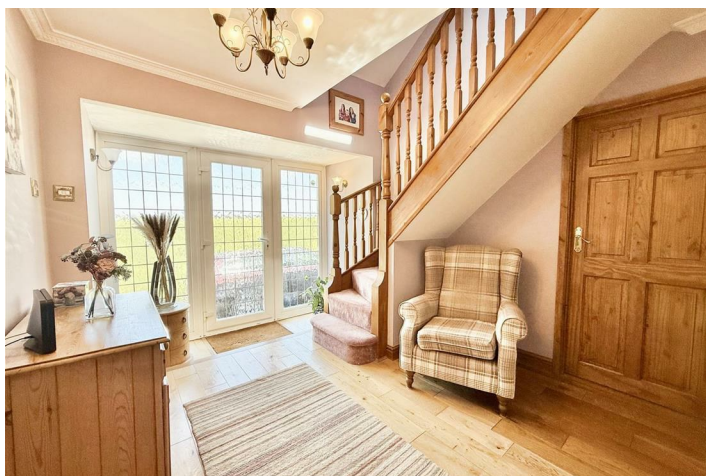
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. 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

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP







**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

