

Paul Mason Associates

Longacre, Chelmsford, CM1 3BJ
Guide price £495,000

- Detached Family Home
- Four Bedrooms
- Kitchen / Breakfast Room
- Lounge / Diner
- Cloakroom Plus Separate Ground Floor Shower Room
- Family Bathroom
- Garage Plus Off Road Parking
- Spacious Rear Garden With Patio
- Front Aspect Overlooking Countryside
- Convenient Location For Schools, Writtle and Chelmsford City

Gary Townsend at Paul Mason Associates offers this detached, four bedroom family home positioned on a no through road conveniently located between Chelmsford and Writtle. The property also benefits from an integral garage and a spacious rear gardens to the rear. The ground floor offers a lounge/diner, kitchen/breakfast room, shower room plus cloakroom. The four first floor bedrooms are serviced via a family bathroom.

The property is ideal for family living and is just a short walk from Writtle Village and Hylands Park where you can find a selection of countryside walks, local shops and pubs, post office, but to name a few. Chelmsford City itself offers a wider change of shopping and leisure facilities, a selection of prestigious schools, plus excellent road and rail links to London.

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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			
EU Directive 2002/91/EC			
		69	82

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			

DISTANCES

Chelmsford Station: 2.1 miles
King Edward VI Grammar School: 1.8 miles
Chelmsford County High School: 2.0 miles
Writtle Infants & Junior School: 1.2 miles
Hylands School: 0.2 miles
Broomfield Hospital: 3.8 miles
Stansted Airport: 17.8 miles:

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double glazed window to front, radiator, laminate flooring and coved ceiling.

Cloakroom

LLWC, wash hand basin, storage cupboard, laminate flooring and smooth ceiling.

Shower Room

Opaque window to side, shower cubicle, radiator and laminate flooring.

Lounge / Diner

6.34m x 3.31m (20'9" x 10'10")
A light and airy room overlooking the rear garden, double glazed windows to side and rear, feature fireplace, radiators, laminate flooring and coved ceiling. Glazed door to rear patio and garden.

Kitchen / Breakfast Room

5.44m x 2.15 (17'10" x 7'0")
Double glazed window to side rear, range of fitted base and wall units with granite effect worksurfaces incorporating a one and a half bowl sink/drain unit with central mixer tap and tiled splashback, built-in electric oven and hob, integrated fridge and freezer, space for dishwasher, breakfast bar, radiator, laminate flooring and door to side.

FIRST FLOOR

Landing

Loft access, carpet to floor and coved ceiling.

Bedroom One

3.84m x 2.82m (12'7" x 9'3")
Double glazed window to rear, built-in wardrobes, radiator, carpet to floor and smooth coved ceiling.

Bedroom Two

3.21m x 2.48m (plus door recess) (10'6" x 8'1" (plus door recess))
Double glazed window to rear, radiator, carpet to floor and smooth coved ceiling.

Bedroom Three

3.34m x 2.40m (10'11" x 7'10")
Double glazed window to front,

radiator, carpet to floor and smooth coved ceiling.

Bedroom Four

3.54m x 1.96m (11'7" x 6'5")
Double glazed window to front, built-in wardrobes, radiator, carpet to floor and smooth coved ceiling.

Family Bathroom

Opaque window to side, panelled bath with central mixer tap and electric shower over, LLWC, pedestal wash hand basin, heated towel rail, laminate flooring and coved ceiling.

EXTERIOR

Garage & Driveway

The property is approached via a driveway with parking for a single vehicle and leads to the integral garage with up and over door plus power and lighting fitted. There is also a lawn area with steps leading the front door.

Rear Garden

The spacious rear garden is mainly laid to lawn and has an array of established trees and plants to the borders and a pathway that leads to the rear storage shed. There is also a patio area that can be accessed

from the lounge plus an outside tap.

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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