

Paul Mason <sup>Associates</sup>



Chapel End, Broxted, Dunmow, CM6 2BW  
Guide price £495,000



- Detached Bungalow
- Potential To Develop (STPC)
- Three / Four Bedrooms
- En-Suite To Master Bedroom  
Plus Family Bathroom
- Kitchen / Dining Room Plus Utility
- Lounge With French Doors To  
Rear Garden
- Study / Bedroom Four
- Large Garden With Workshop
- Parking For Multiple Vehicles
- Excellent Road Access To  
Stansted Airport and A120 / M11

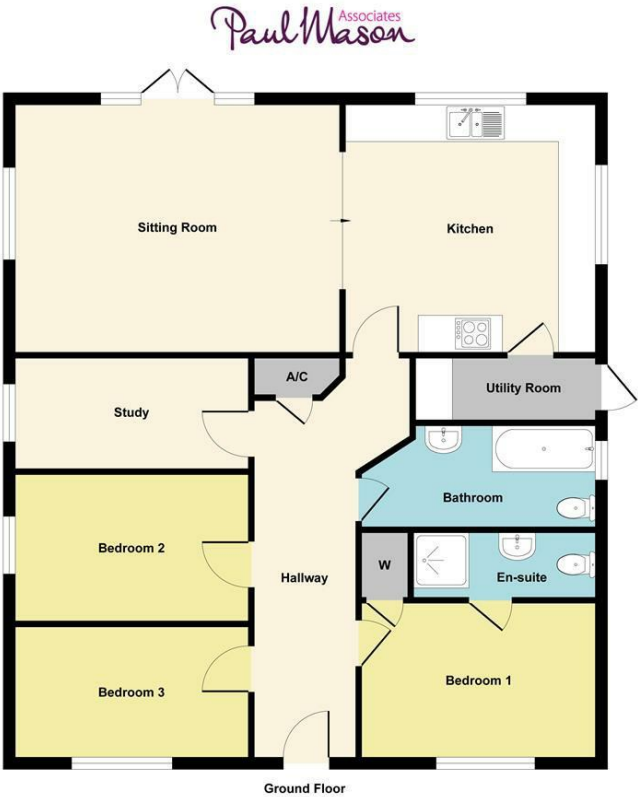
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU 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	

VIEWING ADVISED...Gary Townsend at Paul Mason Associates offers ‘The Spinney’, a detached bungalow in Chapel End on the fringes of Broxted. The property offers four bedrooms (master with en-suite), a further Study / Bedroom Four, plus a Lounge and Kitchen / Dining Room which enjoy views over the rear garden. There is also a useful Utility plus Family Bathroom. In addition, there is a detached Workshop with power and water supply situated at the top of the wrap around gardens, plus a gravel driveway offering parking for numerous vehicles.

Chapel End is located close to Broxted, a parish in the Uttlesford district. It is conveniently situated approx. 7 miles north-east of Bishop's Stortford, and 20 miles north-west from the county town of Chelmsford. It’s location also offers easy access to Stansted Airport and M11.

The Spinney, Chapel End, Broxted, Dunmow, CM6 2BW



Ground Floor

## DISTANCES

Stansted Airport: 2 miles

Dunmow: 6 miles

Bishops Stortford: 7 miles

Chelmsford: 20 miles

M11: 4 miles

(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

The property one fits from a spacious entrance hall which has underfloor heating, airing cupboard and smooth ceiling with loft hatch.

#### Kitchen / Dining Room

4.06 x 4.01 (13'3" x 13'1")

Double glazed windows to side and rear, range of fitted units incorporating a sink unit with tiled splashback, integrated fridge, range cooker with extractor over, plumbing for dishwasher, underfloor heating and smooth ceiling with sunken spotlights. Door to Utility and access to Lounge.

#### Utility Room

Space for washing machine and tumble dryer, storage units and access door to side.

#### Lounge

5.21m x 4.01m (17'1" x 13'1")

A light a spacious room with double glazed window to side, carpet to floor and smooth ceiling with sunken spotlights. French doors opening to the rear garden.

#### Study / Bedroom Four

3.81m x 1.83m (12'5" x 6'0")

Double glazed window to side, built-in cupboard, carpet to floor and smooth ceiling.

#### Bedroom One

3.81m x 2.77m (12'5" x 9'1")

Double glazed window to front aspect, range of built-in cupboards, TV point, carpet to floor and smooth ceiling. Door to En-Suite.

#### Bedroom One En-Suite

Double glazed window to side, shower cubicle, wash hand basin, LLWC, heated towel rail and smooth ceiling with sunken spotlights.

#### Bedroom Two

3.81m x 2.29 (12'5" x 7'6")

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

#### Bedroom Three

3.81m x 2.29m (12'5" x 7'6")

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

#### Family Bathroom

3.81m x 1.45m (12'5" x 4'9")

Double glazed window to side, P shaped bath with shower over with body jets, vanity wash hand basin with tiled splashback, LLWC, heated towel rail and smooth ceiling with sunken spotlights.

### EXTERIOR

#### DRIVEWAY & PARKING

The property is approached via a gravel driveway set behind a five bar gate and offers parking for multiple vehicles. There is further scope to create a wealth of additional parking or to erect a garage/carport.

#### FRONT & REAR GARDENS

The property is well screened to the front and offers a wrap around garden. The front section has been mainly used for storage purposes but could be landscaped to provide additional trees and planting. From here, you pass the main bungalow to the left hand side, a space that could either be

developed further by an extension (STPC), or used as a large patio area bor left to lawn. The rear garden is mainly laid to lawn with tree and shrub borders and also houses a large Workshop (21' 1" x 16'2") and further Summer house, both with power. There is also gated access to the right hand side of the property which leads to the side door.

#### 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.

#### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.





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