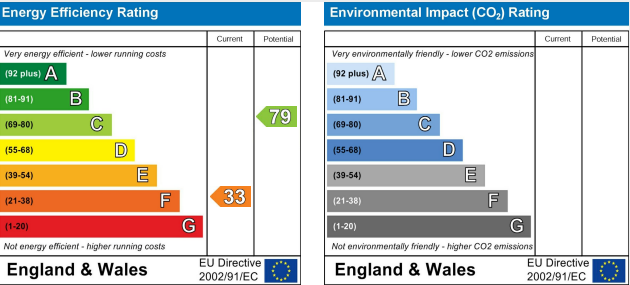


Paul Mason Associates

Daisleys Lane, Great Leighs, Essex, CM3 3NQ
Guide price £350,000

- No onward chain
- Two double bedroom semi detached cottage
- Semi rural location, surrounded by farmland
- In need of modernisation
- Ample scope to extend and improve, subject to any required planning consent
- Plot measuring 165' x 50'
- Lounge with dining area plus spacious kitchen/breakfast room
- First floor bathroom
- Easy access to Chelmsford City centre and nearby villages of Great Leighs and Boreham
- EPC - F



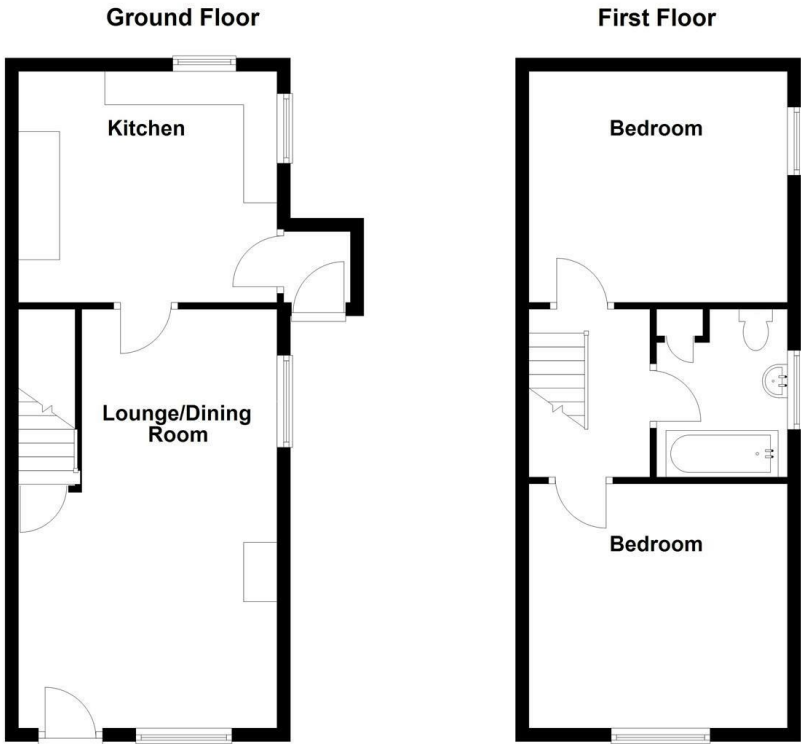
A rare opportunity has arisen to purchase this wonderful semi detached cottage, ideally situated in this semi rural location surrounded by farmland, within highly desirable village of Little Waltham.

The property is in need of modernisation throughout, while boasting ample scope to extend and improve, subject to any required planning consent. The property is set on a generous secluded plot, measuring approx 165' x 50'.

Internally the accommodation comprises two spacious double bedrooms, first floor bathroom, lounge with dining area and good size kitchen/breakfast room.

The property is located within easy access of the A120, A130 and the A12 which offers road links to both the M25 and M11. There are stations at both Hatfield Peverel and Chelmsford with mainline trains into London Liverpool Street. The highly anticipated new train station at Beaulieu Park, currently under construction, is also within easy reach. It is expected that the station will be completed and opened to passenger services by end of 2025.

The first opportunity to view is on Saturday 23rd August, strictly by appointment. Please telephone us for further details on 01245 382555.



Distances

Chelmsford City Centre - 6 miles
Great Leighs - 2 miles
Boreham - 4 miles
Chelmsford City Racecourse - 3.5 miles
London Stansted Airport - 16.2 miles

All mileages are approx.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Lounge

3.82m x 3.54m (12'6" x 11'7")

Dining Area

2.97m x 2.55m (9'8" x 8'4")

Kitchen

3.81m x 3.58m (12'5" x 11'8")

FIRST FLOOR

Bedroom One

3.83m x 3.56m (12'6" x 11'8")

Bedroom Two

3.78m x 3.47m (12'4" x 11'4")

Bathroom

EXTERIOR

Gardens

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Private

Heating - Electric

Local Authority - Chelmsford

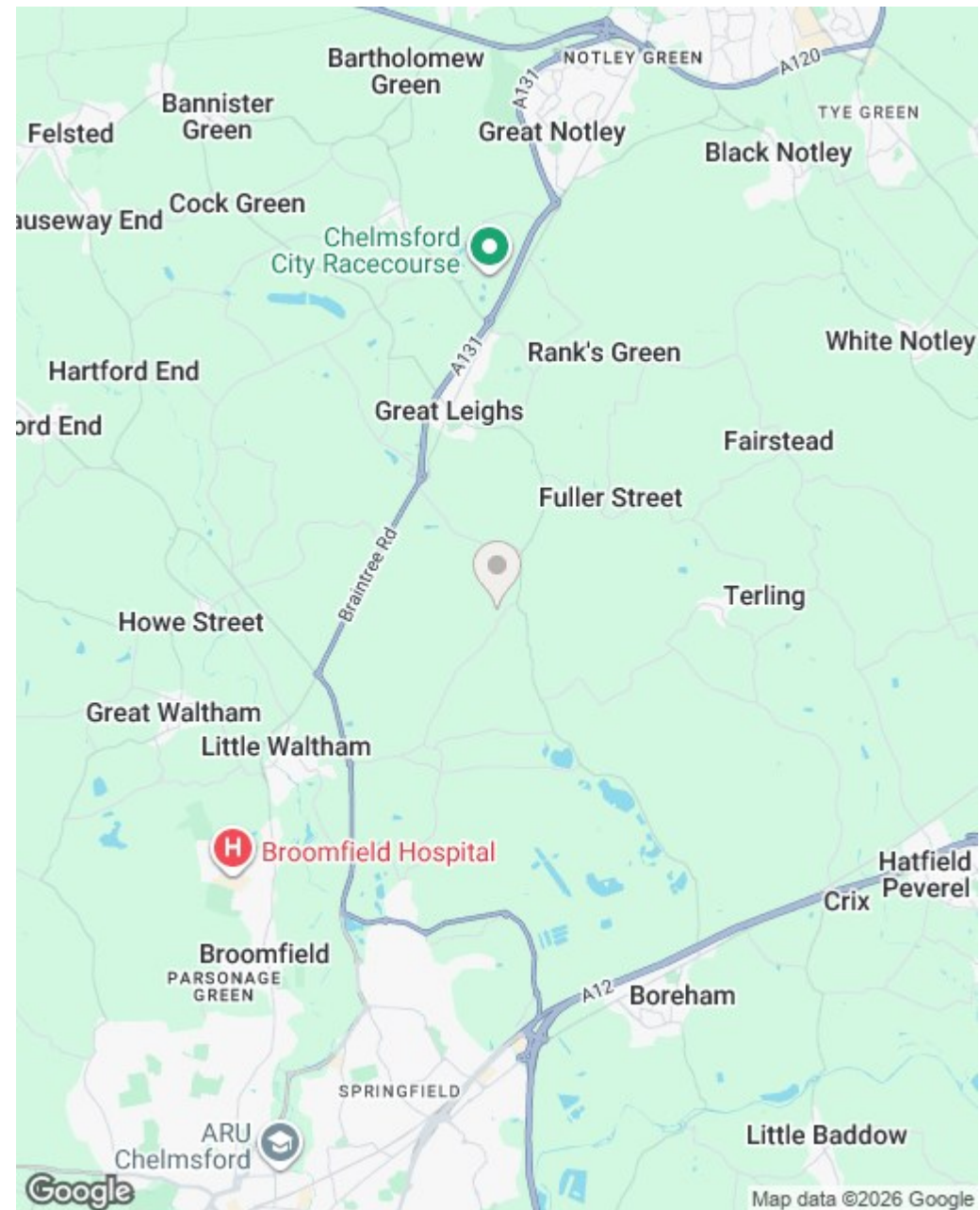
Viewings

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.





Paul Mason Associates

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





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