

Paul Mason Associates



Roxwell Avenue, Chelmsford, Essex, CM1 2NX

Guide price £525,000



- Link Detached, Two Double Bedroom Bungalow
- Spacious Lounge
- Dining Room
- Fitted Kitchen / Breakfast Room
- Conservatory
- Family Bathroom With Separate Bath and Shower Cubicle
- Additional WC To Bedroom Two
- Landscaped Rear garden
- Garage Plus Driveway
- Easy Access To Parkland Walks & Chelmsford City Centre

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		69	77
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

**\*NO CHAIN\*** Gary Townsend at Paul Mason Associates offers a spacious two double bedroom link-detached bungalow with two reception rooms, kitchen / breakfast room plus conservatory. There is also a driveway leading to an attached garage, plus a low maintenance rear garden. All this is in easy access of Chelmsford parks and City Centre and positioned near the end of a quiet no through road.

The property is conveniently located to the West of Chelmsford and offers easy access to all the City's shopping and leisure facilities, parkland walks, as well as excellent schools, pubs, plus road and rail links to London. Viewing strongly advised.



## DISTANCES

Chelmsford Station: 1.7 miles  
(Liverpool Street from 34 mins)  
Ingatestone Station: 7.5 miles  
(Liverpool Street from 29 mins)  
M25: 13 miles  
Stansted Airport: 16 miles  
(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Hallway

The property is entered via a glazed door leading to the hallway, with radiator, storage cupboard, wooden flooring and smooth coved ceiling with drop ladder accessing the loft space.

#### Lounge

4.95m x 3.60m (16'2" x 11'9")  
Two double glazed windows to front, feature fireplace with gas fire, radiator, carpet to floor and smooth coved ceiling.

#### Kitchen / Breakfast Room

4.10m x 3.63m (13'5" x 11'10")  
Double glazed window to conservatory, fitted kitchen with a range of base and wall units with granite effect work surfaces incorporating a one and half bowl sink drainer unit with central mixer tap and tiled splashback, built-in oven,

microwave and hob with extractor over, integrated fridge/freezer and dishwasher, wall mounted boiler in cupboard, radiator, tiled flooring and coved ceiling with sunken spotlights. Glazed door to the conservatory.

#### Dining Room

2.73m x 2.56m (8'11" x 8'4")  
Conveniently positioned off the kitchen via glazed double doors, radiator, wooden flooring and smooth coved ceiling.

#### Conservatory

3.75m x 2.21m (12'3" x 7'3")  
Part uPVC and part brick built with a polycarbonate roof, radiator, tiled flooring and glazed patio doors to the rear garden.

#### Bedroom One

5.43m x 3.09m (17'9" x 10'1")  
Double glazed window to rear, radiator, carpet to floor and smooth coved ceiling. Glazed door to rear garden.

#### Bedroom Two

4.21m x 2.98 (13'9" x 9'9")  
Double glazed window to front, radiator, carpet to floor and smooth coved ceiling.

#### En-Suite WC

LLWC, pedestal wash hand basin with tiled splashback,

heated towel rail, tiled flooring and coved ceiling.

#### Bathroom

2.98m x 2.22m (9'9" x 7'3")  
Panelled bath plus separate shower cubicle, LLWC, pedestal wash hand basin with tiled splashback, bidet, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights and sun pipe.

### EXTERIOR

#### Garage & Driveway

The property benefits from an attached garage with up and over door and power and lighting fitted plus eaves storage and courtesy door to the rear garden.

#### Garden

The rear garden has been landscaped with low maintenance in mind. There is an artificial lawn plus patio area, with an array of flower and shrub planting, storage shed, outside tap, covered barbecue area and access gate to rear.

#### 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.





**Paul Mason** Associates

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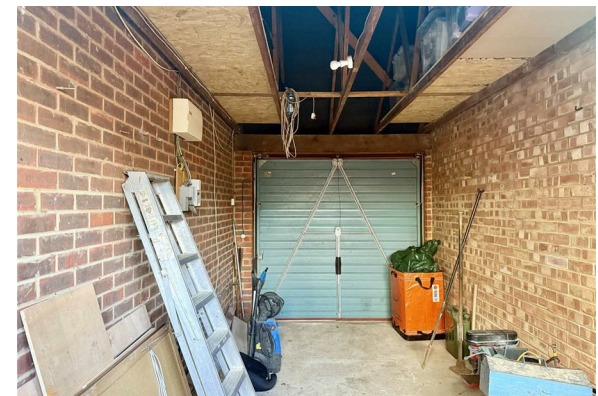
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Paul Mason Associates Limited Registered in England Number - 6767946  
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