

Paul Mason *Associates*



Dorset Avenue, Chelmsford, Essex, CM2 9TZ

Guide price £450,000

- Approx 140' secluded and well maintained rear garden
- Semi detached home with potential to extend, subject to any required planning consent
- Three bedrooms
- First floor family bathroom
- Lounge and separate dining room
- Extended 16'4 x 8'7 kitchen/breakfast room
- Driveway providing off street parking for two cars
- Highly sought after location
- Walking distance of local schools and amenities
- EPC - E

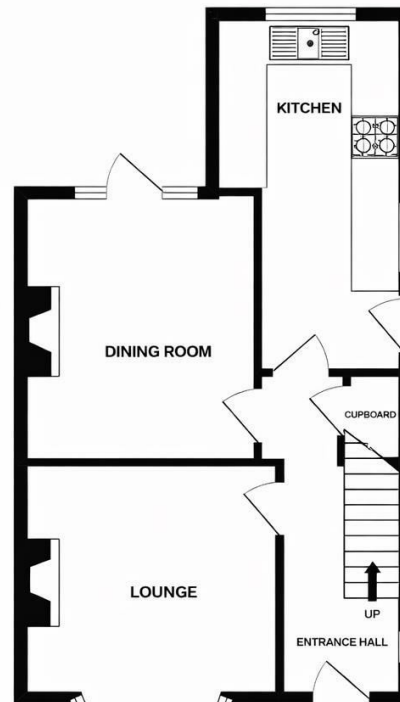
\*\*\* Guide Price £450,000 - £475,000 \*\*\*.....Situating in a highly sought after location, within walking distance of both Primary and Secondary Schools, and less than two miles from Chelmsford City Centre, is this semi detached home boasting a wonderful rear garden measuring approx 140'.

The property boasts scope to extend, either to the rear or into the loft space, subject to any required planning consent, with neighbouring properties having done this in recent years.

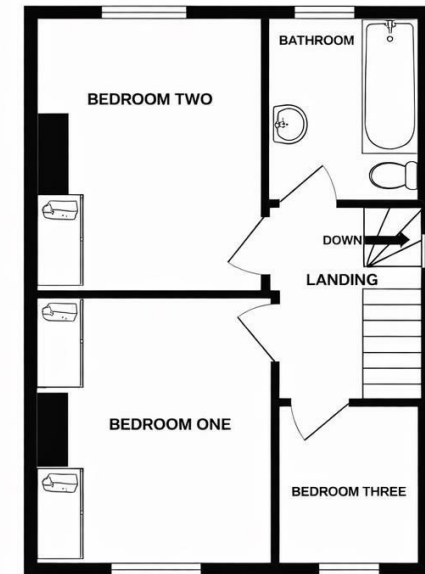
The current accommodation comprises three bedrooms, large first floor family bathroom, lounge plus separate dining room and extended 16'4 x 8'7 kitchen/breakfast room.

To the outside, as previously mentioned, there is a wonderful secluded and mature rear garden measuring approx 140, offering an array of flowers, trees and shrubs. There is also a driveway to front, providing off street parking.

An internal viewing is highly recommended to appreciate this family home, located in this ever popular location.



Ground Floor



First Floor

## Distances

Larkrise Primary School - 0.3 miles  
Beehive Lane Community Primary School - 0.6 miles  
Great Baddow High School - 0.5 miles  
Moulsham High School - 1 mile  
Vineyards Shopping Centre - 0.7 miles  
Chelmsford Train Station - 1.9 miles

All distances are approximate

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

4.45m x 1.75m (14'7" x 5'8" )

#### Lounge

3.90m x 3.52m (12'9" x 11'6" )

#### Dining Room

3.67m x 3.20m (12'0" x 10'5" )

#### Kitchen/Breakfast Room

4.98m x 2.62m (16'4" x 8'7" )

### FIRST FLOOR

#### Bedroom One

3.72m x 3.31m (12'2" x 10'10" )

#### Bedroom Two

3.35m x 2.70m (10'11" x 8'10" )

#### Bedroom Three

2.02m x 1.93m (6'7" x 6'3" )

#### Bathroom

2.49m x 2.08m (8'2" x 6'9" )

#### Landing

### EXTERIOR

Rear Garden - Approx 140'

Driveway - Off Street Parking For 2 Cars

### Property Services

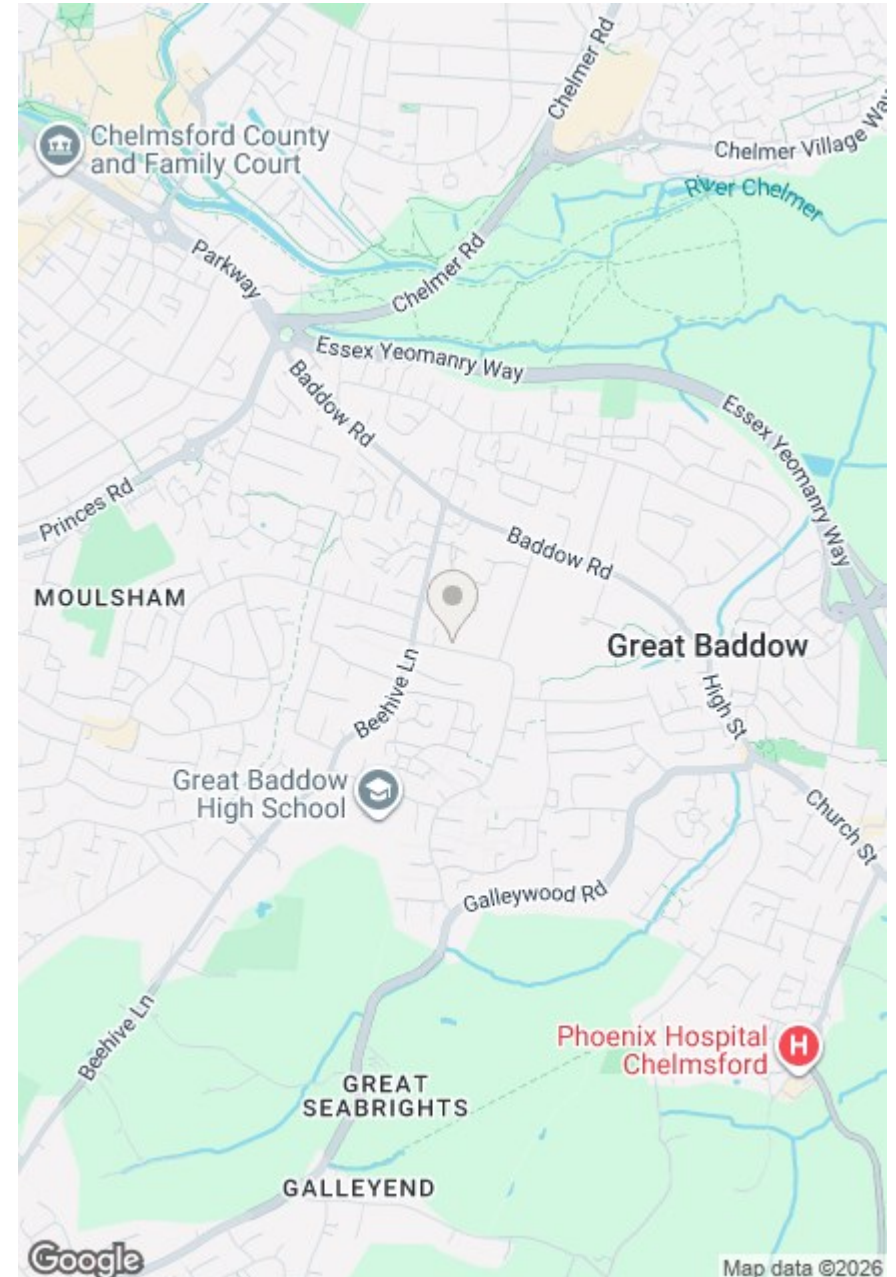
Gas - Mains  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Local Authority - Chelmsford

### 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.





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