

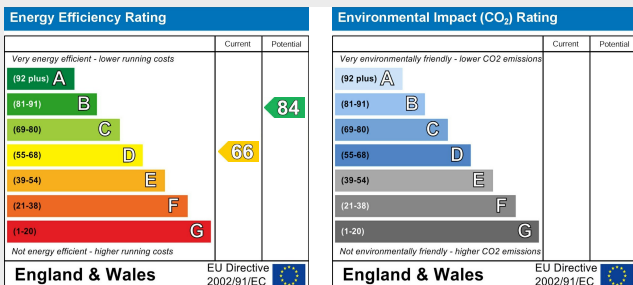
Paul Mason Associates



Church Hill, Little Waltham, Essex, CM3 3LS

Guide Price £360,000 - £375,000

- Popular location within the desirable village of Little Waltham
- Spacious and well presented three bedroom family home
- First floor bathroom
- 15'3" x 12'9" lounge
- 18'4" x 9'3" kitchen/dining room
- Useful rear multi purpose hobby/utility room
- Good size secluded South/East facing rear garden
- UPVC double glazing
- Parking to the rear, along with ample communal parking to the front
- EPC - D



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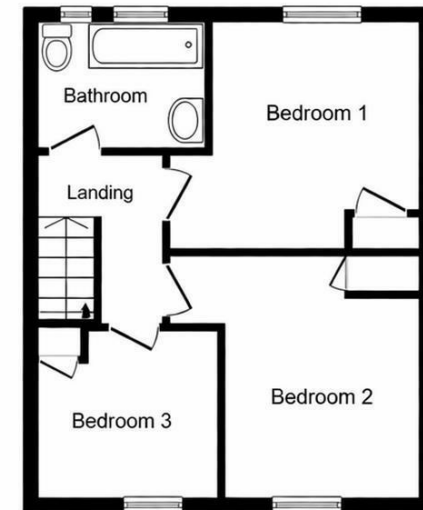
Situated in the highly sought after village of Little Waltham, is this well presented three bedroom family home. The property is ideally positioned within walking distance of the village amenities including local Primary School, doctors surgery with pharmacy, bus service and a village pub. There is also easy access to Broomfield Hospital, Chelmer Valley High School and Chelmsford City centre.

The accommodation comprises three good size bedrooms, first floor bathroom, 15'3" x 12'9" lounge, 18'4" x 9'3" kitchen/dining room and useful rear multi purpose hobby/utility room. To the outside there is a secluded South/East facing rear garden and parking located to the rear along with ample communal parking to the front. The property also boasts UPVC double glazed windows.

An early viewing is advised to avoid disappointment.



Ground Floor



First Floor

## Distances

Little Waltham Doctors Surgery - 0.1 miles

Chelmer Valley High School - 1.7 miles

Little Waltham Primary School - 0.4 miles

Broomfield Hospital - 1.8 miles

Chelmsford Train Station - 5 miles

All distances are approximate

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

#### Lounge

4.65m x 3.89m (15'3" x 12'9")

#### Kitchen/Dining Room

5.59m x 2.82m (18'4" x 9'3")

#### Hobby Room/Utility Room

3.15 x 1.68m (10'4" x 5'6")

### FIRST FLOOR

#### Bedroom One

3.76m x 3.38m (12'4" x 11'1")

#### Bedroom Two

3.23m x 2.87m (10'7" x 9'4")

#### Bedroom Three

2.46m x 2.29m (8'0" x 7'6")

#### Bathroom

#### Landing

## EXTERIOR

Secluded South/East Facing Rear Garden

## Front Garden

## Parking To The Rear

## Communal Parking Area To Front

## Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil central heating

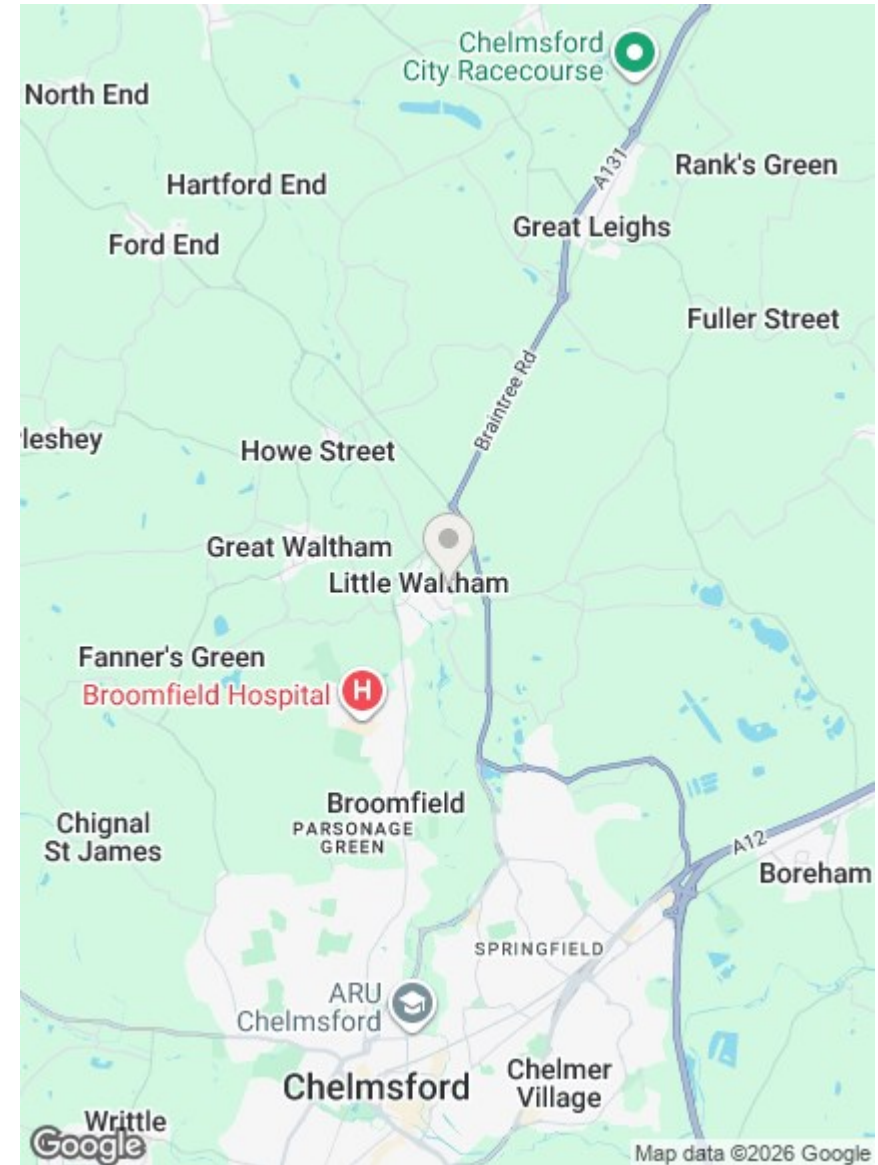
Local Authority - Chelmsford

## 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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