

Paul Mason Associates



Willie Sewell Link, Chelmsford Garden, Chelmsford, CM1

Offers in excess of £525,000

- Three Bedroom Semi-Detached Home & NO ONWARD CHAIN
- Spacious Open Plan Lounge / Dining Room With French Doors To Garden
- Modern Fitted Kitchen
- Ground Floor Cloakroom
- Driveway Offering Off Street Parking
- Landscaped Front & Rear Gardens
- Quiet Cul-de-Sac Location Close To Shops & Schooling
- High Specification Throughout
- Easy Access To Beaulieu Park Station, Chelmsford City & A12 Road Links
- Potential For Loft Conversion Permitted: 21/01763/CLOPUD

Gary Townsend at Paul Mason Associates offers this immaculate, three bedroom semi-detached family home positioned in quiet cut-de-sac location, yet within walking distance of shopping facilities and Beaulieu’s schooling and railway station. A particular feature of the ground floor is the spacious open plan lounge / dining room with its part vaulted roof and glazed wall opening to the rear garden. There is also a well appointed kitchen and ground floor cloakroom. The first floor offers three bedrooms serviced via a modern family bathroom. There is also a driveway to side and landscaped front and rear gardens.

Situated on the north-eastern edge of Chelmsford, Beaulieu will provide a complete range of well-designed new homes from one bedroom apartments to five bedroom family houses. The residential areas will be supported by first class amenities with a wide range of facilities being provided including two new primary schools and a secondary school; community, health, sport and retail amenities together with an extensive network of parkland and green open spaces.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(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		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

DISTANCES

Chelmsford Beaulieu Station:
2.2 miles (driven) / 1.1 miles
(walking)
Chelmsford Main Station: 2.9
miles (driven) / 2.9 miles
(walking)
King Edward VI Grammar
School: 3.5 miles
Chelmsford County High
School: 3.5 miles
Beaulieu Park Schools: 0.3
miles
New Hall School: 0.9 miles
A12: 2.7 miles
Stansted Airport: 16 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Stairs to first floor, radiator,
laminated flooring and smooth
ceiling.

Cloakroom

Opaque double glazed window
to front, LLWC, vanity wash
hand basin with tiled
splashback, radiator, tiled
flooring and smooth ceiling with
sunken spotlights.

Kitchen

3.57m x 2.34m (11'8" x 7'8")
Double glazed window to front

with fitted shutters, range of
matching base and wall units set
under granite effect work
surfaces which incorporates a
one and half bowl sink drainer
unit with central mixer taps, built-
in electric oven with gas hob
and extractor over, integrated
fridge/freezer, dishwasher and
washing machine, radiator, wall
mounted boiler in cupboard,
tiled flooring and smooth ceiling
with sunken spotlights.

Lounge / Dining Room

7.31m x 4.94m (23'11" x 16'2")
An open plan room creating a
wealth of flexibility of layout,
radiator, understairs storage
cupboard, laminate flooring and
a part vaulted smooth ceiling
with Velux windows and French
doors opening to the rear patio
and garden.

FIRST FLOOR

Landing

Double glazed window to side,
wooden flooring and smooth
ceiling with loft access to a part
boarded loft with lighting.

Bedroom One

4.02m x 2.67m (13'2" x 8'9")
Double glazed window to rear,
built-in wardrobes with shelving
and clothes rails, radiator,

wooden flooring and smooth
ceiling.

Bedroom Two

3.33m x 2.69m (10'11" x 8'9")
Double glazed window to front
with fitted shutters, radiator,
wooden flooring and smooth
ceiling.

Bedroom Three

2.87m x 2.07m (9'4" x 6'9")
Double glazed window to rear,
radiator, wooden flooring and
smooth ceiling.

Family Bathroom

Opaque double glazed window
to front with shutters, panelled
bath with central mixer taps and
electric shower over, LLWC,
vanity wash hand basin with tiled
splashback, heated towel, tiled
flooring and smooth ceiling with
sunken spotlights.

EXTERIOR

Driveway & Parking

The property benefits from a
driveway to the side of the
property providing off road
parking and which has a
courtesy door to the rear
garden.

Gardens

The front of the property has
been well landscaped to provide

a variety of pleasant, tree and
shrub planting which flank the
pathway that leads to the front
door. The rear garden is
accessed via the French doors
off the lounge and leads to a
patio area and level lawn with an
array of planting to the borders.
There is also a modern pergola
ideal for entertaining plus power
and lighting. To the side of the
property is a storage shed and
access gate and there is an
outside tap.

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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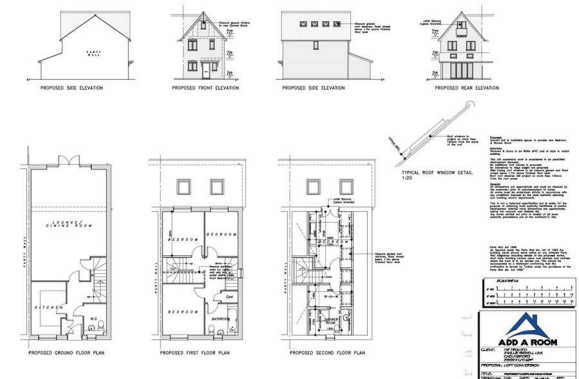
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Sales | Lettings | Development | Investment

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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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