



Total area: approx. 160.4 sq. metres (1726.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

Disclaimer

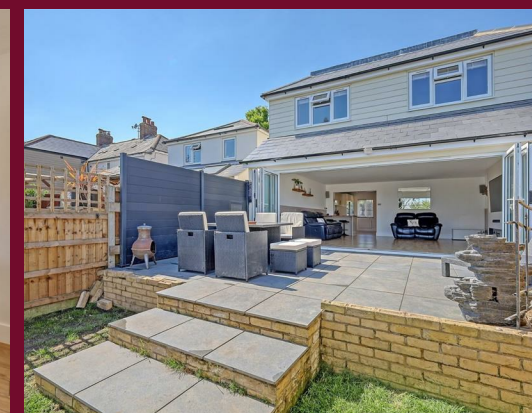
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Daniel Brewer

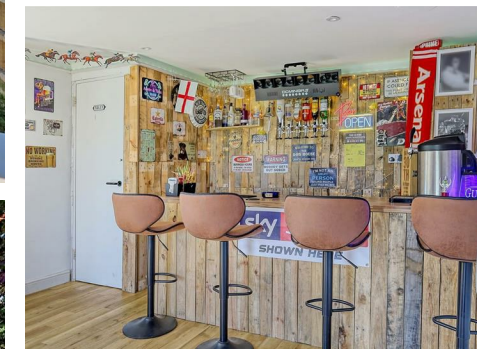
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**MASHBURY ROAD, GREAT WALTHAM,
CHELMSFORD, ESSEX, CM3 1EN**

OFFERS OVER £650,000



MASHBURY ROAD GREAT WALTHAM CHELMSFORD

Nestled in the charming village of Great Waltham, this recently extended four bedroom semi-detached family home on Mashbury Road offers a perfect blend of modern living and countryside charm. Spanning an impressive 1,726 square feet, the property is set within approximately a quarter of an acre, providing ample space for both relaxation and recreation.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious kitchen and dining room, ideal for family gatherings and entertaining guests. The living room, bathed in natural light, offers a comfortable space to unwind after a long day. The ground floor is thoughtfully designed to cater to the needs of a modern family.

The first floor features four well-proportioned bedrooms, each designed with comfort in mind. The principal bedroom benefits from en-suite facilities, ensuring privacy and convenience, while a family bathroom serves the remaining three rooms.

Externally, the property boasts generous gardens that offer picturesque countryside views, creating a serene outdoor retreat. The ample driveway provides parking for up to five vehicles, a rare find in this desirable area. Additionally, a versatile home office or games room with a W.C. adds further appeal, making it an excellent space for remote work or leisure activities.

This delightful home is perfect for families seeking a peaceful lifestyle while remaining within easy reach of Chelmsford's amenities. With its spacious layout, modern features, and beautiful surroundings, this property is a must-see for those looking to settle in a highly regarded village.





- Four Bedrooms
- Semi-Detached Country Home
- Approximately A Quarter Of An Acre Plot
- Countryside Views
- Ample Driveway Parking
- Detached Home Office/Games Room With W.C
- Viewing Advised
- Modern Living Layout
- Recently Refurbished & Extended
- Highly Regarded Village Location

Main House

To the side of the property is an entrance hall area with single door leading to an inner hallway with stairs leading to the first floor and an additional door leading to the dining Area. The dining area is open to the kitchen with a central fireplace and double sided inset wood burning stove. A well-appointed kitchen is at the centre of the modern living space with opening to the generous lounge. The lounge overlooks the gardens with bi-folding doors providing access to a raised terrace area, a media wall with feature fireplace is the centre piece of this stunning space. On the first floor are four well-balanced bedrooms with en-suite facilities to the principal bedroom and a modern family bathroom with freestanding bath.

Home Office/Games Room

The Home Office/Games Room benefits from a fitted bar, separate W.C, inset spotlights, inset speaker system, power points, part wood cladded walls, solid wood flooring, UPVC double glazed window to side aspect, UPVc double glazed French doors leading to an additional patio area.

Garden

To the rear of the property is a raised Porcelain patio area with steps leading to the remainder lawn with an additional patio area off the rear of the games room. To the foot of the garden is a timber shed, side access is granted via a timber gate and the garden is fully enclosed by timber fencing/mature hedging.

Driveway

To the front of the property is a shingle driveway providing parking for several vehicles. A concrete pathway leads to the side gate.

Village Summary

Located three miles north of Chelmsford, Great Waltham benefits from a Post Office, village shop, café, hairdressers, British Legion hall, two public houses, a cricket and football pitch, popular primary school and a large playground with village hall. There is a strong village community with many social and sporting events taking place throughout the year.

Chelmsford city provides fantastic railway links to London Liverpool Street, Ipswich and Norwich.

There is a bus service from the village to Chelmsford City and direct to Stansted Airport.



