

Paul Mason Associates



Bonington Chase, Chelmsford, CM1 6GG

Guide price £425,000

DISTANCES

Beaulieu Park railway station: 1.0 mile
Chelmsford railway station: 1.6 miles
Selection Of Primary Schools: 0.5 miles
Selection Of Secondary Schools: 0.75 miles
Grammar Schools: 1.5 miles
Stansted Airport: 15 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Laminate flooring and doors to Dining Room.

Cloakroom

Opaque double glazed window to front offering natural light, LLWC and vanity wash hand basin with tiled splashback.

Dining Room

4.60m x 3.00m (15'1" x 9'10")
A bright dual-aspect dining room with space for a family-sized table, neutrally decorated and well presented, with stairs to the first floor and access through to the kitchen and lounge..

Kitchen

3.56m x 2.12m (11'8" x 6'11")
A well-appointed kitchen, fitted with a comprehensive range of contemporary high-gloss wall and base units complemented by wood-effect work surfaces, the layout maximises both storage and workspace. Integrated appliances include a built-in double oven with gas hob and extractor, integrated fridge, with further space for an additional fridge/freezer and washing machine. A window to the front

elevation provides natural light and a pleasant outlook, while the neutral décor and modern finishes create a clean, fresh aesthetic throughout. The kitchen is conveniently positioned adjacent to the dining room, allowing for an easy flow of space and there is a door to the exterior.

Lounge

5.20m x 3.53m (17'0" x 11'6")
A spacious and beautifully presented living room, enjoying excellent natural light from a large rear window and glazed door providing direct access to the garden. Generously proportioned, the room offers ample space for a variety of seating arrangements, creating an ideal setting for both relaxing and entertaining. A feature fireplace with decorative surround forms an attractive focal point, complemented by soft, neutral décor and fitted carpeting that enhances the sense of warmth and comfort and benefits from a pleasant outlook over the rear garden with glazed door.

FIRST FLOOR

Landing

A light first floor landing with side aspect window, fitted carpet, loft access and doors leading to all rooms.

Bedroom One

3.65m x 3.11m (11'11" x 10'2")
The principal bedroom offers a calm and comfortable retreat with ample space for a double bed and a range of additional furniture. The room is well-proportioned and benefits from a large window to the front elevation, allowing for good natural light. Finished in a soft, neutral palette with

fitted carpeting, the space also benefits from fitted wardrobes.

Bedroom Two

3.53m x 2.73m (11'6" x 8'11")
A well-presented double bedroom, benefiting from a rear aspect window that allows for good natural light and a pleasant outlook. The room is thoughtfully arranged with a comprehensive range of fitted wardrobes and overhead storage, providing excellent built-in storage solutions.

Bedroom Three

2.62m x 1.79m (8'7" x 5'10")
A versatile third bedroom, currently arranged as a study/dressing room, offering flexibility to suit a variety of needs. The room benefits from a window to the rear elevation, providing natural light and a pleasant outlook. Fitted with an extensive range of built-in wardrobes and finished in a neutral colour scheme with wood-effect flooring, this is a practical and adaptable room.

Bathroom

A well-appointed family bathroom fitted with a modern white suite comprising a panel-enclosed bath with shower over, low-level WC and inset wash hand basin set within a vanity unit, providing useful storage. The room is complemented by tiled walls, creating a clean and contemporary finish, while a window to the front elevation allows for natural light and ventilation. Additional features include a heated towel rail and wood-effect flooring.

EXTERIOR

Driveway & Garage

The property benefits from a private

block paved driveway providing off-road parking, leading to a single garage with up-and-over door, plus power and lighting fitted, eaves storage and courtesy door to rear. The frontage is neatly presented, with a low-maintenance approach and side access leading through to the rear garden.

Gardens

The property enjoys a well-maintained rear garden, commencing with a paved patio area ideally positioned for outdoor dining and entertaining. From here, the garden extends to a neatly laid lawn, bordered by established planting and enclosed by timber fencing, offering a good degree of privacy. To the side of the property, a further paved area provides useful additional outdoor space, ideal for storage or seating, with a door giving access to the garage. The garden offers a pleasant and manageable outdoor environment, well-suited to both relaxation and family use.

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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