

Paul Mason Associates



Brook Lane, Asheldham, Southminster, CM0 7DY
Offers in excess of £450,000

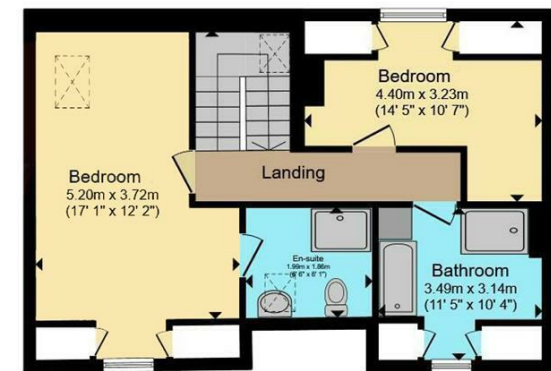
- Three Bedrooms
- Open Plan Kitchen/Breakfast Room
- Spacious Lounge With Log Burner
- Dining Room
- Cloakroom
- En-Suite to Bedroom One
- Family Bathroom
- Large Private Driveway With Electric Gates
- West Facing Rear Garden & Large Outbuilding
- EPC - B

Nestled in the charming semi-rural setting of Brook Lane, Asheldham, which is also a bridlepath, this modern property offers a delightful family home. The property boasts an inviting open plan kitchen/dining room with a vaulted ceiling, perfect for family gatherings and entertaining guests with the addition of air-con for the upmost comfort. There is ample space for a growing family or those seeking a guest room or home office with three ground floor reception rooms currently used as a lounge which includes a feature log burner, a dining room and the third could be used as a third bedroom or study. To the first floor, the landing provides access to a family bathroom suite and two double bedrooms which benefit from air-con, bedroom one also benefits from an en-suite shower room.

Externally, the property features driveway parking with electric gates, ensuring that you have local and landscaped gardens with a large outbuilding and a large driveway with electric gates.



Ground Floor



First Floor

Total floor area 152.6 m² (1,642 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		94	(92 plus) A
(81-91) B		86	(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Study/Bedroom Three

3.3m x 3.1m (10'9" x 10'2")

Cloakroom/WC

Kitchen/Dining/Family Room

7.6m x 4.9m (24'11" x 16'0")

Lounge

5.2m x 4.4m (17'0" x 14'5")

Dining Room

3.8m x 3.8m (12'5" x 12'5")

FIRST FLOOR

Landing

Bedroom One

5.2m x 3.7m (17'0" x 12'1")

En-Suite

2.0m x 1.9m (6'6" x 6'2")

Bedroom Two

4.4m x 3.2m (14'5" x 10'5")

Bathroom

3.5m x 3.1m (11'5" x 10'2")

EXTERIOR

Rear Garden

Frontage

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Air Source Heat Pump

Local Authority - Maldon District

Council

Viewings

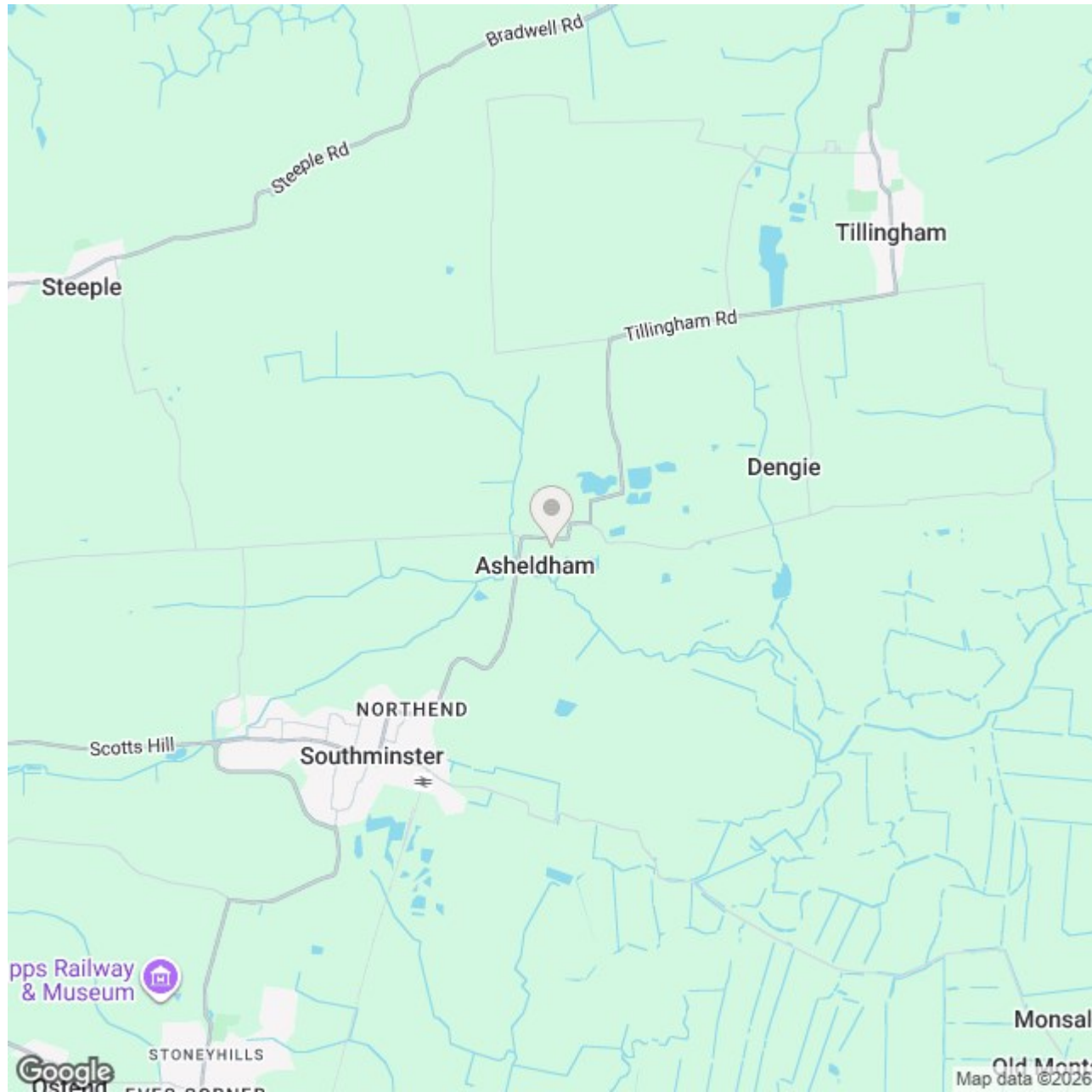
Strictly by appointment only through the selling agent Paul

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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