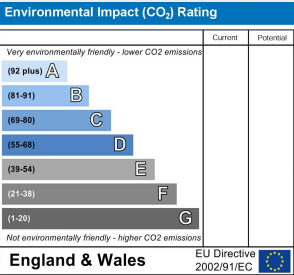
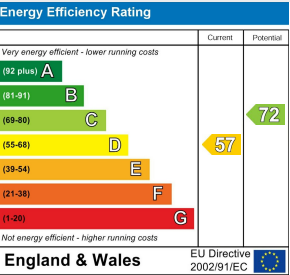


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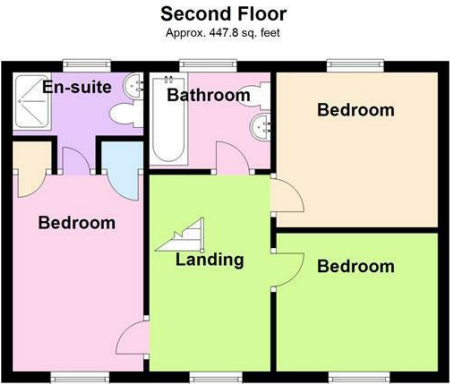
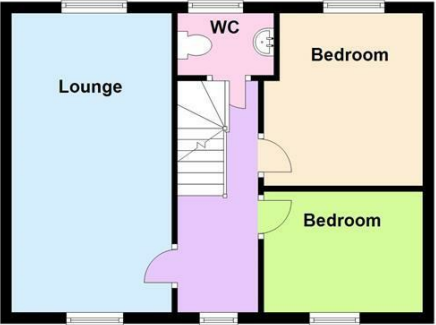
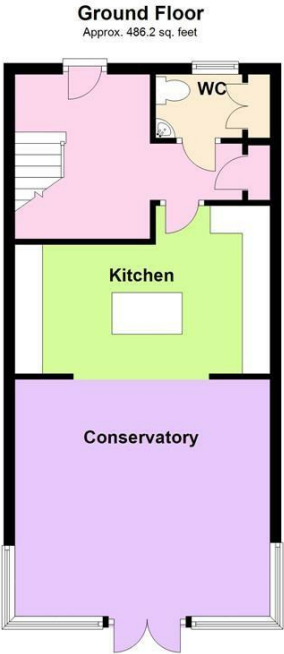


Cornelius Vale, Chelmsford, Essex, CM2 6GY
Offers in excess of £550,000

- Well presented family home set over three floors
- Highly sought after location
- Modern open plan kitchen/dining/family room to the ground floor
- 18' x 10' lounge to the first floor with feature fireplace
- Five bedrooms
- Ensuite shower room, family bathroom plus two cloakroom/WC's
- Detached garage converted into two rooms, as a useful home office/studio plus storage area
- Covered secure parking for two/three cars plus a secluded and well maintained rear garden
- UPVC double glazed sash windows throughout
- EPC - D



Paul Mason Associates are delighted to offer for sale this splendid family home, set over three floors and boasting extremely well presented and versatile accommodation throughout. The properties layout has been re-arranged from its original form, to offer a more conventional layout, ideal for the growing family. The property is ideally situated within walking distance of highly regarding Primary and Secondary schooling, including Chancellor Park and Barnes Farm infant and Primary Schools, along with Boswells and Beaulieu Park Secondary Schools. The spacious accommodation comprises a reception hall leading through to a splendid open plan modern kitchen/dining/family room with French doors leading to the garden, 18' x 10' first floor dual aspect lounge, five bedrooms with ensuite to master bedroom plus separate family bathroom and two additional cloakroom/WC's. To the outside the property boasts a secluded low maintenance rear garden, secure off street parking for two/three cars and detached garage which has been ideally converted into two rooms, as a useful home office/studio plus storage area. The property also features UPVC double glazed sash windows throughout, along with gas central heating. An internal inspection is highly recommended to appreciate this wonderful family home.



Total area: approx. 1366.9 sq. feet

Produced by PTEPC Limited. Disclaimer All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.
Plan produced using PlanUp.

Distances

Chancellor Park Primary School - 0.7 miles

Barnes Farm Infant and Junior Schools - 0.6 miles

The Boswells Secondary School - 2 miles

The Beaulieu Park Primary and Secondary School - 3 miles
Chelmsford City Centre - 2.5 miles
Chelmer Village Retail Park - 1.9 miles

A12 Junction 19 - 2.5 miles

All distances are approximate

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Composite entrance door. Stairs to first floor with small under stairs recess area. Built in double width cloaks cupboard and further large built in storage cupboard. Inset spot lighting. Coved ceiling.

Cloakroom

Obscure double glazed sash window to front. White suite

comprising low level WC and vanity wash hand basin with tiled splash back. Radiator. Extractor fan. Built in full height cupboard with space and plumbing for washing machine and tumble dryer.

Kitchen

4.81m x 3.05m (15'9" x 10'0")
A range of modern fitted white high gloss units to base and eye level incorporating a large central island unit. Solid wood work surfaces incorporating 1 1/2 bowl sink unit with mixer taps. Space for American style fridge/freezer. Integrated dishwasher, double oven and gas hob with extractor hood over. Inset spot lighting. Radiator. Part tiled walls. Wood flooring. Open plan through to:-

Conservatory/Sitting Room

4.48m x 4.27m (14'8" x 14'0")
Double glazed windows to rear and side and French doors to rear. Wood flooring. Radiator.

FIRST FLOOR

Lounge

5.49m x 3.05m (18'0" x 10'0")
A dual aspect room with double glazed sash windows to front and rear. Coved ceiling. Feature fireplace with fitted gas fire. TV point. Two radiators.

Bedroom Three

3.12m x 2.94m (10'2" x 9'7")
Double glazed sash window to front. Radiator.

Bedroom Five

2.97m x 2.20m (9'8" x 7'2")
Double glazed sash window to rear. Radiator.

Cloakroom

Obscure double glazed sash window to front. White suite comprising low level WC and pedestal wash hand basin with tiled splash back. Radiator.

Landing

Double glazed sash window to rear. Radiator. Coved ceiling. Stairs to both ground and second floors.

SECOND FLOOR

Bedroom One

3.43m x 3.06m (11'3" x 10'0")
Double glazed sash window to rear. Radiator. Two built in wardrobes. Door to:-

Ensuite Shower Room

Obscure double glazed sash window to front. Modern white suite comprising double width shower cubicle, pedestal wash hand basin and low level WC. Part tiled walls. Inset spot lighting. Radiator.

Bedroom Two

2.94m x 2.92m (9'7" x 9'6")
Double glazed sash window to front. Radiator.

Bedroom Four

3.00m x 2.41m (9'10" x 7'10")
Double glazed sash window to rear. Radiator.

Family Bathroom

Obscure double glazed sash window to front. Modern white suite comprising panelled bath with mixer taps and shower over. Pedestal wash hand basin and

low level WC. Part tiled walls. Extractor fan. Radiator.

Landing

Double glazed sash window to rear. Stairs to first floor. Loft access. Airing cupboard housing hot water cylinder.

EXTERIOR

Garage/Storage Area

3.50m x 2.49m (11'5" x 8'2")
Up and over door to front. Power and light connected. Door to garden.

Office/Studio

3.14m x 2.95m (10'3" x 9'8")
Double glazed French doors to garden. Power and light connected. Inset spot lighting.

Parking

Hinged gates leading to covered parking for two/three cars.

Rear Garden

A well maintained secluded rear garden with paved patio and remainder laid to lawn with fencing to boundaries. Outside lighting. Access to parking area/front of

property.

Services

Gas central heating. Mains water supply and drainage.

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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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP



Outside Home Office



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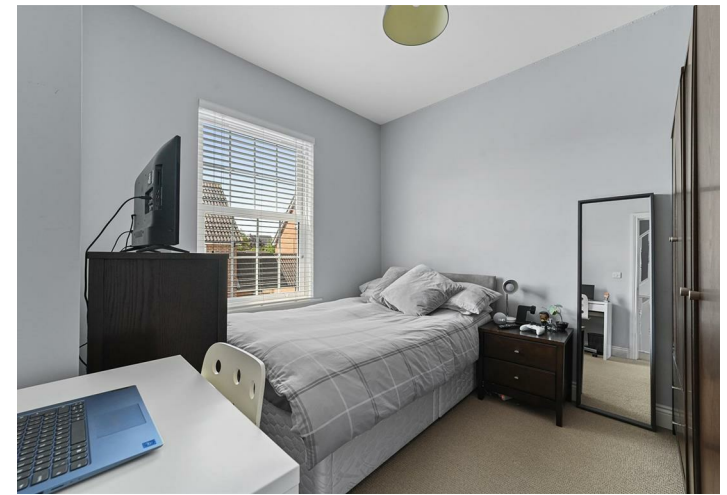
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