

Paul Mason Associates



Chaplin Close, Chelmsford, CM2 8QW

Guide price £450,000

- Chalet bungalow
- Cul-de-sac position
- 20'4" x 16'7" max First floor bedroom
- Two further bedrooms
- Lounge
- Kitchen/breakfast room
- Family bathroom
- Garage
- Approx. 69' rear garden
- EPC - TBC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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	

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	

£450,000 - £475,000

A three bedroom chalet bungalow situated in a popular cul-de-sac within Galleywood close to the common and only a short distance to the A12. The property comprises lounge and kitchen/breakfast room both overlooking the rear garden, family bathroom, two bedrooms to the ground floor plus a spacious first floor bedroom suite. The property is approached via a driveway providing off street parking and access to the single garage. The rear garden is established with a variety of flowers measuring approx. 69'. The property is close to Galleywood Common which is a 110 acre nature reserve offering wonderful walks through woodlands and open grassland areas. Galleywood offers its own parade of shops and village school, approx. 3 miles from Chelmsford City which has a host of amenities including High Street shops, restaurants, bars and station with trains into London Liverpool Street. NO ONWARD CHAIN.



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Distances

Galleywood Shopping Square,
Watchouse Road - 0.3 miles
Galleywood Infant School - 0.7
miles
St Michael's Church of England
Junior School - 0.7 miles
Great Baddow High School - 1.7
miles
Moulsham High School - 1.9.
miles
Chelmsford City Centre - 3
miles
A12 Junction 16 - 0.8 miles

All distances are approximate

Accommodation

GROUND FLOOR

Entrance Hall

Part glazed entrance door and
coved ceilings, stairs to first
floor.

Lounge

5.74m x 3.41m (18'9" x 11'2")
Glazed sliding patio doors to the
rear garden plus a gas fire.

Kitchen/Breakfast Room

5.19m x 2.71m (17'0" x 8'10")
Window to rear and side, glazed
door side. Units fitted to eye and
base level finished with laminate
roll top work surfaces and tiled
surround. One and a half bowl

stainless steel sink unit with
mixer taps. Built-in double oven,
four ring gas hob with extractor
over. Space for washing
machine and coved ceilings.

Family Bathroom

Obscure window to side. White
suite comprising bath with mixer
taps and shower attachment,
pedestal wash hand basin and
low-level WC. Tiled walls and
floor.

Bedroom Two

3.66m x 3.39m (12'0" x 11'1")
Window to front, built-in
wardrobes and coved ceilings.

Bedroom Three

2.73m x 2.72m (8'11" x 8'11")
Window to front and coved
ceilings.

FIRST FLOOR

Bedroom One

6.22m x 5.07m max (20'4" x 16'7"
max)
Two skylight windows to rear.
Fitted wardrobes, drawers and
bedside cabinets. Large walk-in
eaves storage cupboard and
further built-in storage
cupboard. Insert wash hand
basin and tiled splashback.

EXTERIOR

Front Garden

Driveway to front leading to
entrance door and gates giving
access to the garage. Lawn
area with flower and shrub
borders.

Single Garage

Up and over door to front,
windows to rear and side.

Rear Garden

Commencing with patio area
overlooking the gardens which
are mainly laid to lawn with
flower and shrub borders,
footpath to rear of garden.
Outside lighting and tap.

Services

Gas central heating, mains
water 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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