

Paul Mason Associates



Tapley Road, Newlands Spring, Chelmsford, CM1 4XY

Guide price £445,000

- Link Detached Family Home
- Three Double Bedrooms
- En-Suite To Master Bedroom
- Lounge
- Dining Room
- Fitted Kitchen
- Ground Floor Cloakroom Plus Family Bathroom
- Garden Office To Rear Of Garage
- Garage Plus Off Road Parking For Two Vehicles
- Landscaped West Facing Rear Garden With Play Area

Gary Townsend at Paul Mason Associates offers a delightful link detached three double bedroom family home in the popular area of Newlands Spring. The home offers two reception rooms plus kitchen and cloakroom to the ground floor, and three bedrooms to the first floor with an en-suite to the master. There is also the addition of a garden office at the rear of the garage, plus parking for two vehicles.

Tapley Road is a sought after road located in the popular area of Newland Spring, just to the North of Chelmsford City centre. The home is conveniently located for local shops, highly regarded schools, plus recreational parks. A wider range of leisure and shopping facilities can be found in the City Centre along with an eclectic variety of restaurants.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	83		
71			

Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

Very environmentally friendly - lower CO₂ 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 CO₂ emissions

EU Directive 2002/91/EC

DISTANCES

Chelmsford Train Station: 2.3 miles
St. John Payne School: 0.4 miles
King Edward's Grammar School: 1.5 miles
Chelmsford County High School: 1.2 miles
Stansted Airport: 17.4 miles

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Radiator, tiled flooring and smooth ceiling.

Cloakroom

LLWC, pedestal wash hand basin with basin with tiled splashback, radiator, tiled flooring and smooth ceiling.

Lounge

4.08m x 3.84m (13'4" x 12'7")
Double glazed window to front, radiators, carpet to floor and smooth ceiling.

Dining Room

2.80m x 2.44m (9'2" x 8'0")
Radiator, tiled flooring and French doors to the rear patio and garden.

Kitchen

2.79m x 2.37m (9'1" x 7'9")
Double glazed window to rear aspect overlooking the garden range of fitted base and wall units with granite worksurface over

incorporating a one and a single bowl sink with central mixer taps, built-in electric oven with gas hob and extractor over, space for fridge/freezer, dishwasher and washing machine, wall mounted boiler in cupboard, tiled flooring and smooth ceiling.

FIRST FLOOR

Landing

Airing cupboard, radiator, carpet to floor and smooth ceiling with hatch to a part boarded loft with fitted ladder and lighting.

Bedroom One

4.09m x 3.83m (13'5" x 12'6")
Double glazed window to rear overlooking the garden, range of built-in wardrobes, radiator, carpet to floor and smooth ceiling.

Bedroom One En-Suite

Opaque double glazed window to rear, shower, LLWC, pedestal wash hand basin with tiled splashback, radiator, storage cupboard, tiled flooring and smooth ceiling with sunken spotlights.

Bedroom Two

3.21m x 2.84m (10'6" x 9'3")
Double glazed window to front, radiator, carpet to floor and smooth ceiling.

Bedroom Three

3.81m x 2.82m (12'5" x 9'3")
Double glazed window to rear, radiator, carpet to floor and smooth ceiling.

Family Bathroom

Opaque double glazed window to front, panelled bath with electric shower over, LLWC, pedestal wash hand basin with tiled splashback, radiator, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR

Office

2.85m x 1.69m (9'4" x 5'6")
Double glazed door to side and power and lighting fitted.

Rear Garden

The west facing rear garden commences with a large patio which is ideal for entertaining and which leads you to a level lawn with an array of trees and planting. To the rear of the lawn is a designated play area, perfect for a growing family. There is also an outside tap and lighting, storage shed and access to the driveway

Garage & Driveway

The driveway offers covered parking for two vehicles and leads to the partly converted garage with up and over door, power and lighting fitted plus eaves storage.

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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.



Paul Mason Associates

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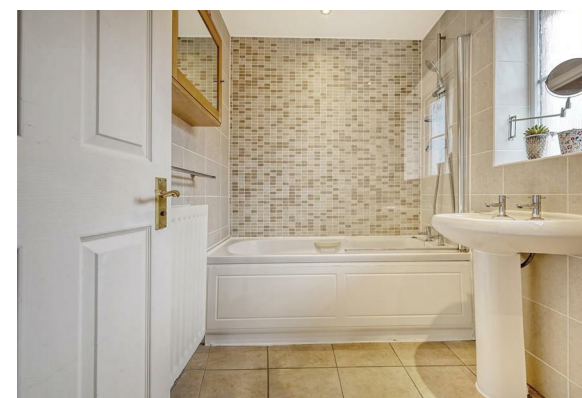
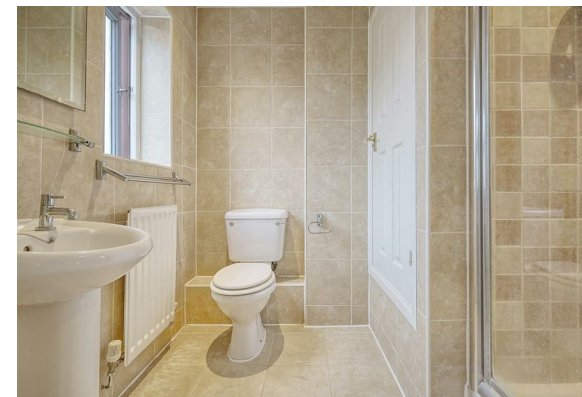
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Sales | Lettings | Development | Investment

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