

Paul Mason Associates



Ashmeads, Great Baddow, Chelmsford, Essex, CM2 9EJ
Offers in excess of £500,000

- Three Double Bedroom Semi-Detached Family Home
- En-Suites To Bedrooms One & Two
- Wonderful Open Plan Modern Fitted Kitchen
- Lounge
- Dining Room Opening To Garden
- Ground Floor Cloakroom
- Roll Top Bath In Family Bathroom
- West Facing, Landscaped Rear Garden
- Carport & Parking Set Behind Electric Roller Shutter
- Quiet Cul-de-Sac Location Convenient For Baddow High School

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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	

(Guide Price £500,000 to £525,000) Gary Townsend at Paul Mason Associates offers this extended three bedroom semi-detached property that also boasts three bathrooms, a large modern fitted kitchen, dining area with bi-folds opening to an entertaining deck, formal lounge and ground floor cloakroom. Externally, the gated carport offers parking for two vehicles and leads to a landscaped garden with Summer House / Office, all within close proximity to Great Baddow High School.

Located within a short drive of Chelmsford City centre, the property is ideally placed for access to local shops and garden centres, well regarded schools, including Great Baddow High School and Grammar schools (King Edward VI Grammar and Chelmsford County High for Girl). Transport links are excellent, with Chelmsford station providing regular services to London Liverpool Street, and the A12 offering easy access to the motorway network and Stansted Airport.

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DISTANCES

Great Baddow High School: 0.2 miles

Moulsham High School: 0.9 miles

Chelmsford Station: 2.3 miles

A12: North 2.3 miles, South 2 miles

(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Stairs to first floor with storage under, radiator with cover, wood effect flooring and smooth ceiling.

Cloakroom

LLWC, pedestal wash hand basin with tiled splashback, wood effect flooring and smooth ceiling with extractor fan.

Kitchen

4.24m x 2.55m (13'10" x 8'4")

An open plan space with double glazed window to rear aspect, range of matching, modern base and wall units with granite work surface and butlers sink, built-in oven with electric hob above and extractor fan over, integrated fridge/freezer, dishwasher, washing machine and separate wine fridge, wall mounted boiler in cupboard, radiator, wood effect flooring and smooth ceiling with sunken spotlights. Open to Dining Area.

Dining Area

3.05m x 2.84m (10'0" x 9'3")

Open plan with a range of bi-folding doors opening to the rear deck and garden, wood effect flooring and a vaulted smooth ceiling with two sets of Velux windows. Open to Lounge.

Lounge

5.03m x 3.15m (16'6" x 10'4")

Double glazed window to front with fitted shutters, radiator, carpet to floor and smooth ceiling. Door to Entrance Hall.

FIRST FLOOR

Landing

Carpet to floor and smooth ceiling with access to a boarded loft with drop down ladder, and lighting fitted.

Bedroom One

4.27m x 2.93m (max) (14'0" x 9'7" (max))

Double glazed full height windows to front with fitted shutters, radiator, carpet to floor and smooth ceiling.

En-Suite Shower Room

Shower cubicle, LLWC, pedestal wash hand basin with tiled splashback, heated towel rail, vinyl flooring and smooth ceiling with extractor fitted.

Bedroom Two

34.64m x 2.97m (113'7" x 9'8")

Double glazed window to front,

radiator, carpet to floor and smooth ceiling.

En-Suite Shower Room

Opaque window to front, shower cubicle, LLWC, pedestal wash hand basin with tiled splashback, radiator, wood effect flooring and smooth ceiling with extractor fitted.

Bedroom Three

3.05m x 2.81m (10'0" x 9'2")

Double glazed window to rear, radiator, carpet to floor and smooth ceiling.

Family Bathroom

Opaque window to rear, roll top bath with central mixer taps and shower attachment, LLWC, pedestal wash hand basin with tiled splashback, heated towel rail, airing cupboard, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR

Carport & Parking

The property benefits from a double length car port with electric roller shutter door that is block paved and leads through to the rear garden.

Garden

The rear garden has been landscaped and commences with a large decked area ideal for entertaining and al-fresco dining and which adjoins the lawn area

which has an array of flower and shrub borders and leads to a summer house at the rear of the garden which has power and lighting fitted. There is also exterior sockets and water tap.

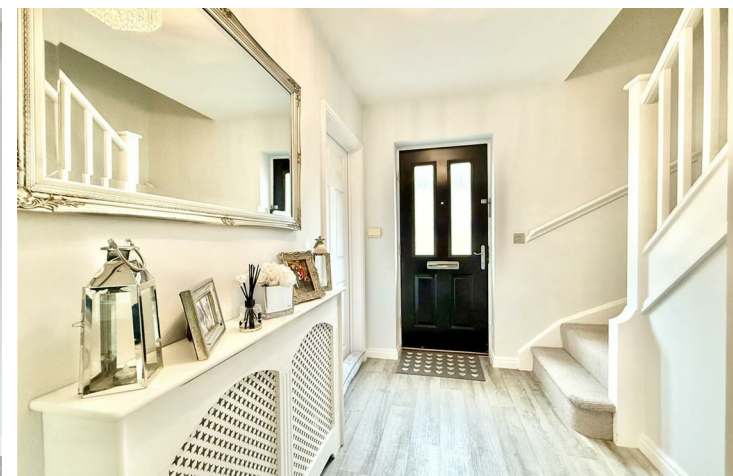
Important Notices

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.



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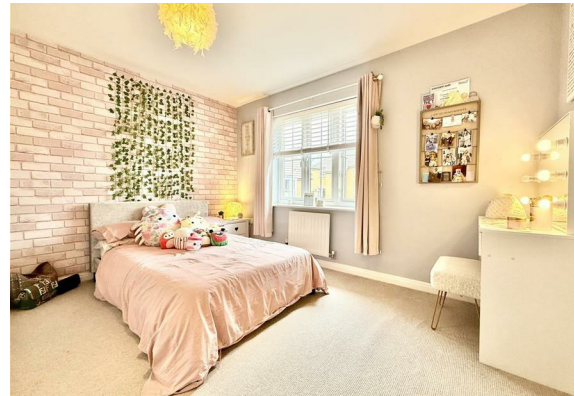
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