

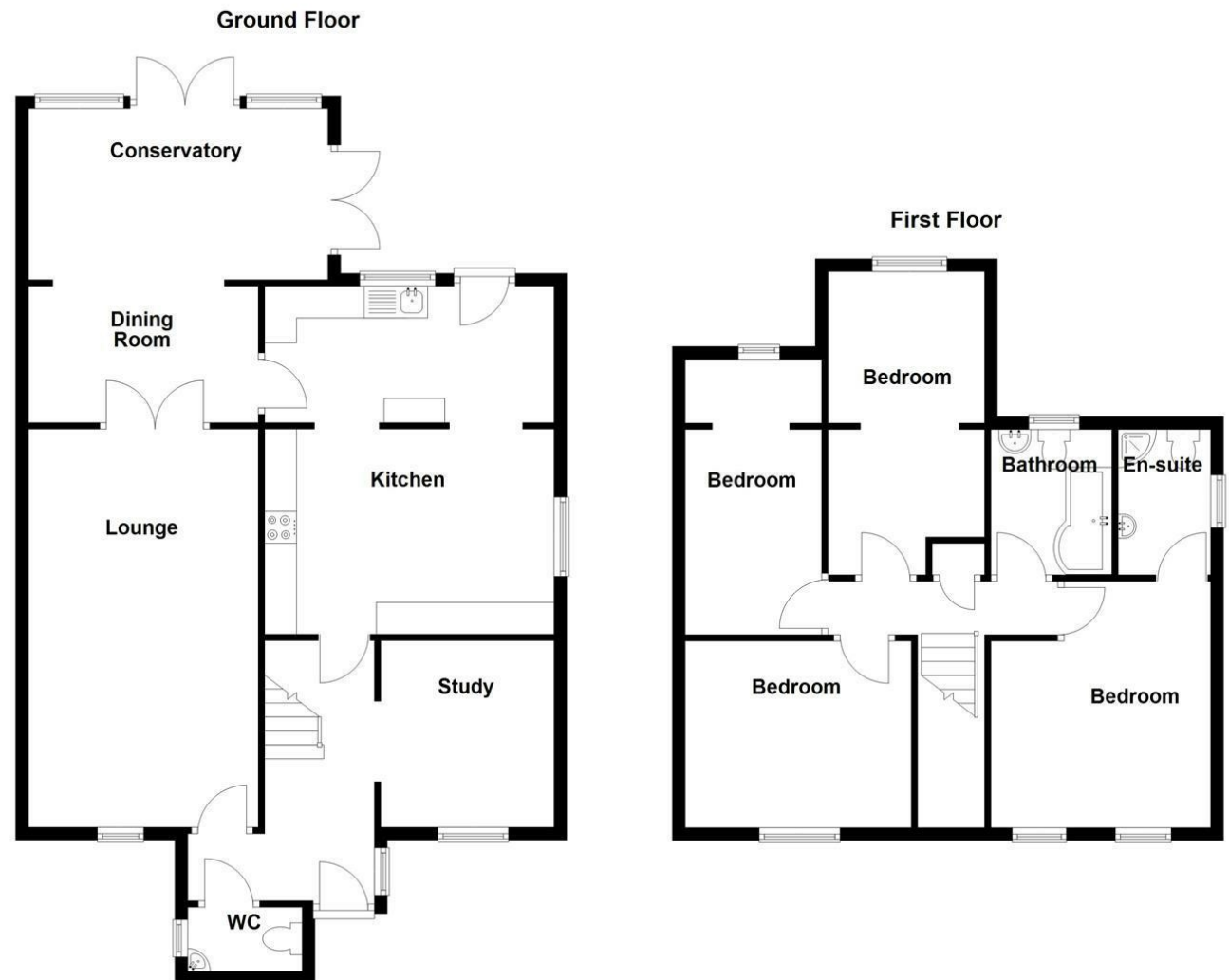
Paul Mason Associates

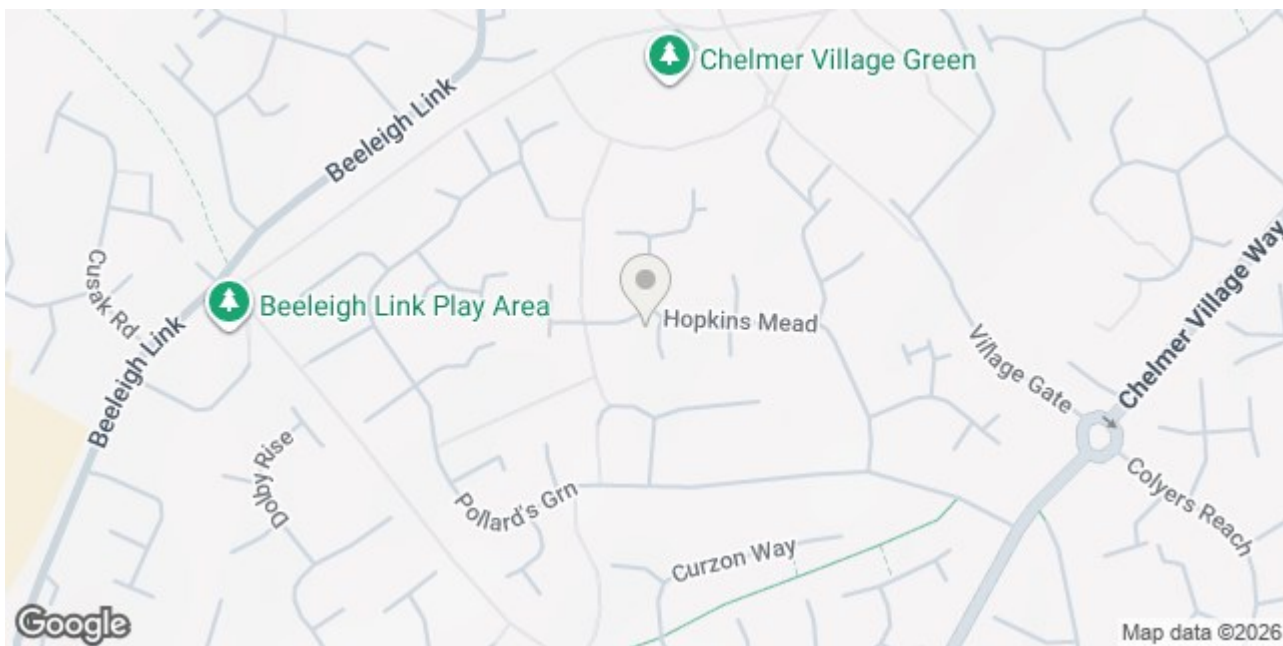


Hopkins Mead, Chelmer Village, CM2 6SS
Guide price £595,000

- | Energy Efficiency Rating | | Current | Potential |
|--|--|---|-----------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | | 79 | 80 |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | |  | |
- | Environmental Impact (CO ₂) Rating | | Current | Potential |
|--|--|---|-----------|
| <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | | | |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | |  | |

Externally the property has the convenience of off-road parking as well as a double length garage with an electric roller door. The property also benefits from two electric car charging points. To the rear, the south facing landscaped walled garden is mostly laid with artificial lawn and has a ceramic tiled seating area with boasts a retractable roof over. Viewing comes highly recommended to appreciate the property on offer.





Location

The property is located within walking distance to two good infant and junior schools, as well as secondary schools with a close by bus route available. In addition, only a short distance away is the church and village hall both offering play groups for younger aged children. There is a large supermarket nearby within a village square which also comprises doctors, optician, dentist, chemist and other shops, plus a village pub. The bus route from the property allows easy access to Chelmsford city centre and Broomfield Hospital, both are also available by designated cycle and footpaths. A short drive away is the A12 with good road links to the M25, London and the East Anglia region. There is easy access to both Chelmsford City Train Station and Beaulieu Park Train Station, the latter has recently opened and offers ample parking, both have direct route into London Liverpool Street Station.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge

6.11m x 3.62m (20'0" x 11'10")

Conservatory

4.99m x 2.83m (16'4" x 9'3")

Dining Room

3.64m x 2.33m (11'11" x 7'7")

Kitchen/Dining Room

5.57m x 4.66m (18'3" x 15'3")

Study

2.97m x 2.76m (9'8" x 9'0")

Cloakroom

FIRST FLOOR

Landing

Bedroom One

3.88m x 3.70m (12'8" x 12'1")

En-Suite

Bedroom Two

3.67m x 2.95m (12'0" x 9'8")

Bathroom

Bedroom Three

4.84m x 2.58m (15'10" x 8'5")

Bedroom Four

4.46m x 2.28m (14'7" x 7'5")

EXTERIOR

Double Length Garage

9.67m x 2.50m (31'8" x 8'2")

Rear Garden

Frontage

Property Services

Gas - Mains

Electric - Mains (Solar Panels)

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Chelmsford

Triple Glazing

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.

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.



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