

Paul Mason Associates



Gloucester Avenue, Chelmsford, Essex, CM2 9DP  
Offers in excess of £600,000

- Highly sought after location backing directly onto John Shennan Nature Reserve
- Extended and much improved by the present sellers
- Three first floor bedrooms plus further ground floor bedroom
- Modern re-fitted ground floor shower room plus first floor bathroom
- Splendid modern kitchen/dining room with an open aspect leading through to a sitting room
- Snug with feature fireplace and fitted wood burner
- Well maintained 95' secluded rear garden with raised decking area
- 15'3 x 12'1 outbuilding with power and light connected, ideal for working from home or as a home gym etc
- Driveway providing off street parking
- EPC - D

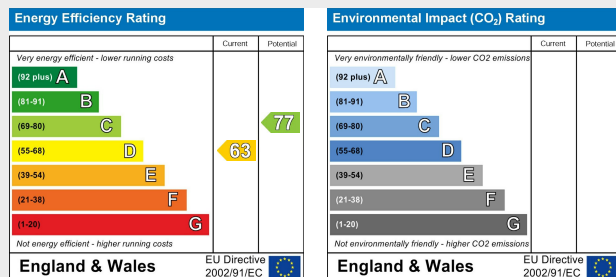
Situated in a highly sought after location, backing directly onto John Shennan Field and Nature Reserve, is this splendid family home which has been extended and much improved by the present sellers.

The property is ideally located within a short walk of the highly regarded Moulsham Infant, Junior and High Schools, as well as a variety of local amenities and everyday shopping facilities. Chelmsford City Centre is also within easy reach, while the railway station is approximately 1.6 miles away on foot.

The property offers ideal space for the modern family which includes three good size bedrooms plus family bathroom to the first floor. The ground floor boasts a further double bedroom, which could be used for many purposes to suit a buyers own requirements. To the rear of the ground floor you will find a modern fitted kitchen with appliances, offering an open aspect into the dining area and through to a sitting room, all of which overlook the garden. There is also a pleasant snug with feature fireplace and wood burner, along with a modern re-fitted shower room.

The outside space continues to impress with the secluded rear garden measuring approx 95' and being well maintained, with a large raised decking area ideal for entertaining. At the end of the garden you will find a large 15'3 x 12'1 outbuilding, with power and light connected, ideal for either working from home, as home gym or similar. There are also two timber framed sheds to remain. To the front there is off street parking for up to three cars.

Ideally positioned for both families and commuters alike, the property enjoys close proximity to a variety of recreational facilities, parks and public open spaces, including Oaklands House, set within a beautifully landscaped 12-acre park with sports pitches, tennis courts and a free-entry museum. A selection of local shops for everyday essentials are all within walking distance, while excellent transport connections provide easy access to the A12 and A414.



## Distances

Moulsham High School - 0.3 miles  
Moulsham Junior and Junior  
Schools - 0.4 miles  
Gloucester Avenue Parade of  
Shops - 0.3 miles  
Chelmsford High Street - 1.3 miles  
Chelmsford Train Station - 1.6  
miles

The above are all walking  
distances and are approximate.

## ACCOMMODATION

### Entrance Hall

### Snug

3.79m x 3.76m (12'5" x 12'4" )

### Bedroom Four

3.76m x 3.356 (12'4" x 11'0" )

### Kitchen/Dining Room

5.80m x 3.54m (19'0" x 11'7" )

### Sitting Room

4.50m x 3.42m (14'9" x 11'2" )

### Shower Room

## FIRST FLOOR

### Bedroom One

3.89m x 3.58m (12'9" x 11'8" )

### Bedroom Two

3.60m x 3.40m (11'9" x 11'1" )

### Bedroom Three

2.57m x 2.14m (8'5" x 7'0" )

### Family Bathroom

### Landing

## EXTERIOR

## Rear Garden - Approx 95'

### Outbuilding - Home Office/Gym

4.65m x 3.70m (15'3" x 12'1" )

### Driveway Providing Off Street Parking

### Property Services

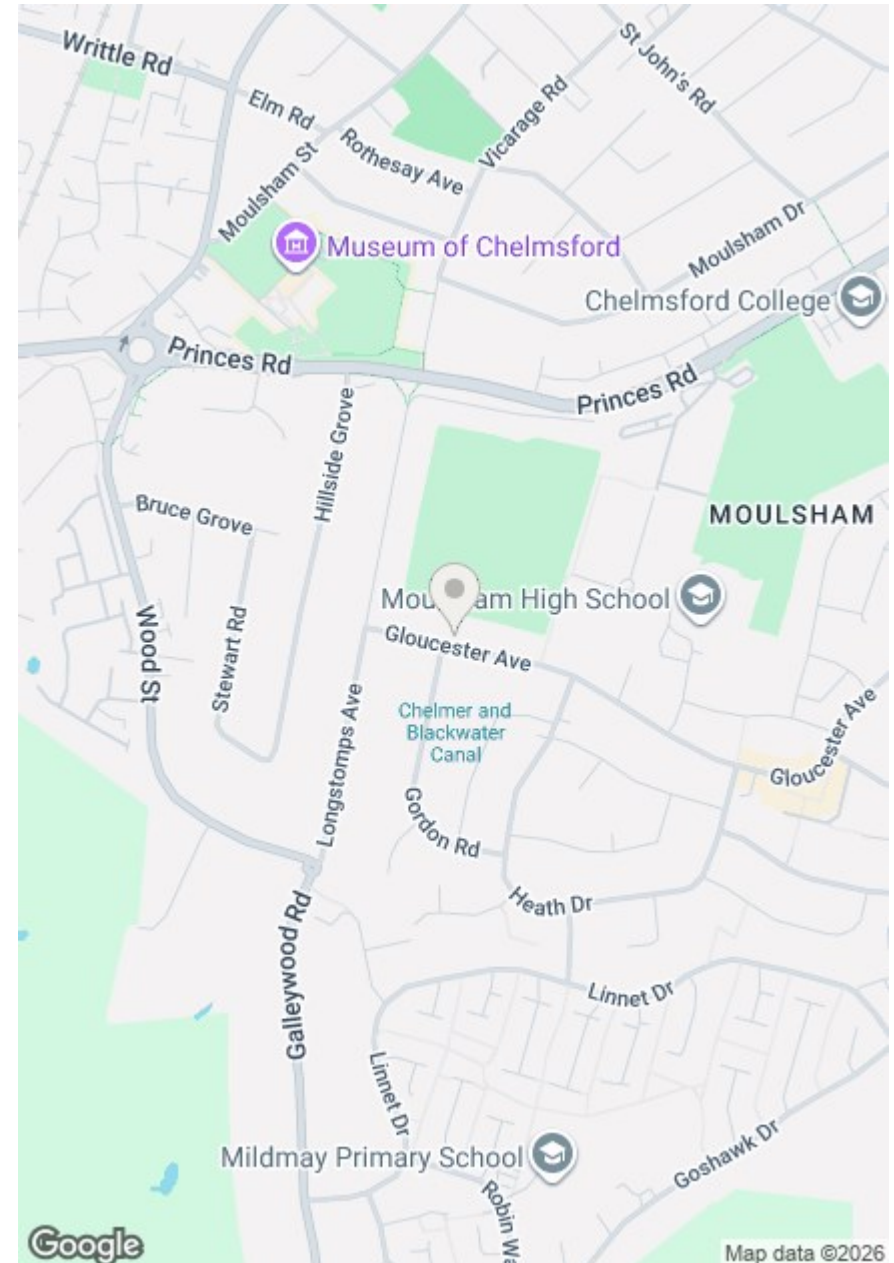
Gas - Mains  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Heating - Gas central heating  
Local Authority - Chelmsford

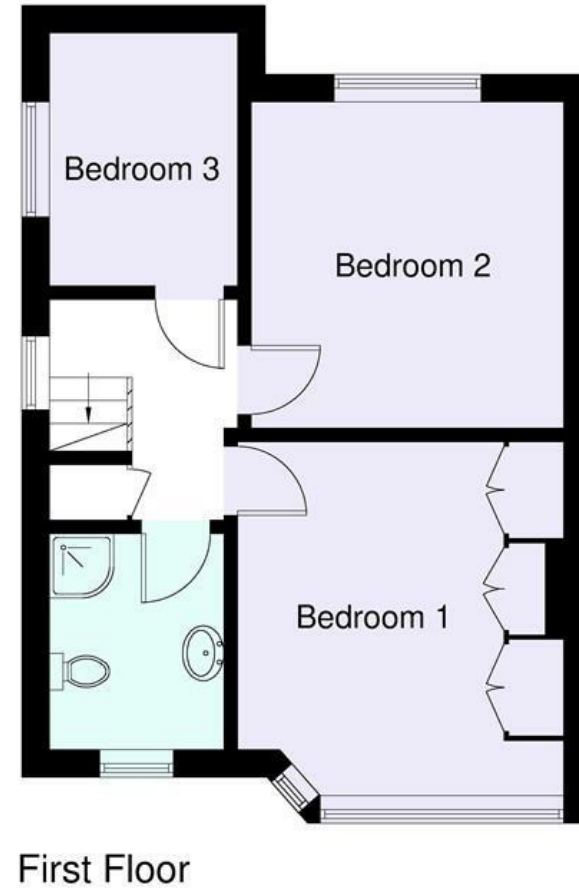
### Viewings

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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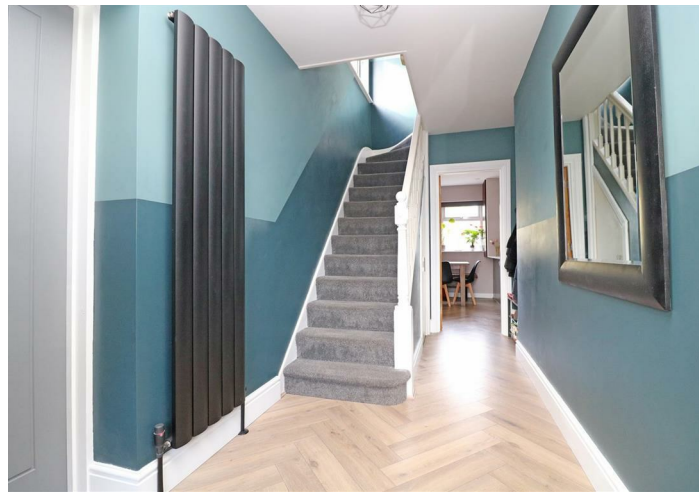
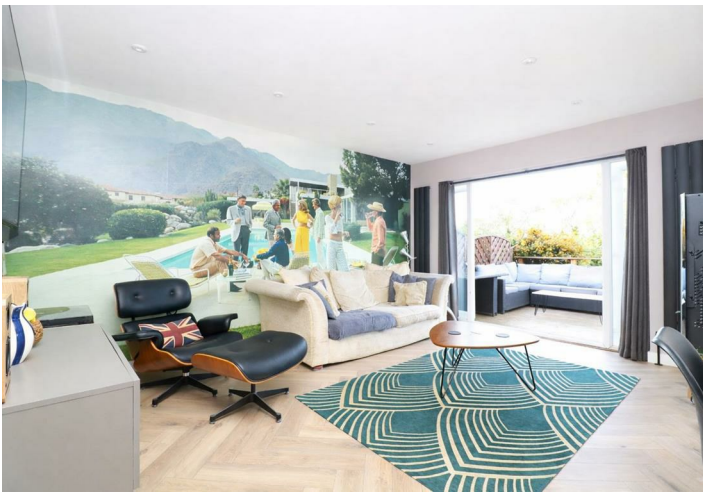
T: 01245 382 555

Sales | Lettings | Development | Investment

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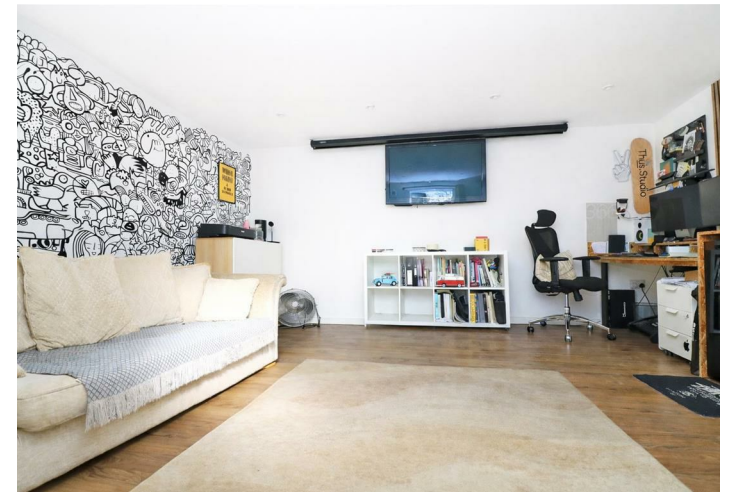
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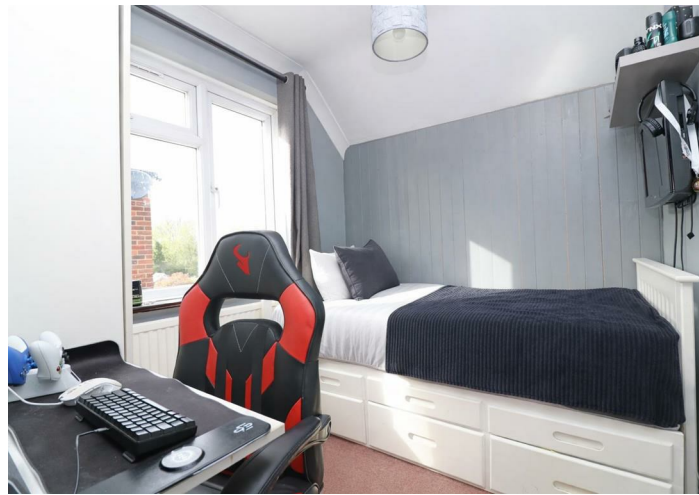
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