

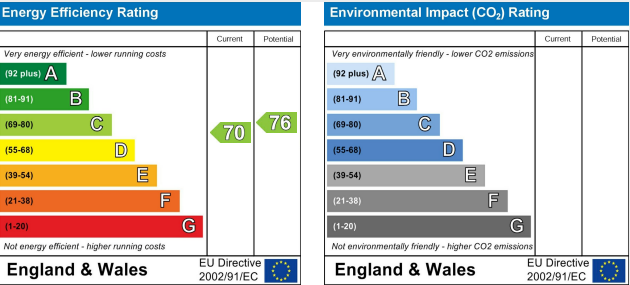
Paul Mason Associates



Isaac Square, Great Baddow, Essex, CM2 7PP

Offers in excess of £450,000

- No onward chain
- Four bedroom link detached family home
- Ensuite shower room, family bathroom and ground floor cloakroom
- Lounge, dining room and conservatory
- Modern high gloss fitted kitchen
- Garage and car port providing off street parking for two cars
- Good size secluded South facing rear garden
- Highly sought after location
- Keys held for viewings
- EPC - C



Situated in a highly sought after location is this spacious four bedroom link detached family home, built in 2002 and being offered for sale with the benefit of no onward chain.

The property is ideally positioned within short walking distance of Sandon Secondary School and Baddow Hall Junior and Infant School. The property also offers easy access to Sandon Park & Ride and the A12, with Chelmsford City Centre being approx 3 miles away.

Internally, to the first floor the spacious accommodation comprises four good size bedrooms with ensuite shower room to master bedroom and family bathroom. The ground floor boasts a 17'6 x 12'4 lounge, separate dining room with French doors to a conservatory and further door to a modern high gloss fitted kitchen.

Externally the property benefits from a good size secluded South facing rear garden, garage with electric door to front and car port providing off street parking for two cars.

The property also boasts solar panels to remain, gas central heating and UPVc double glazing.

Keys are held for viewings - Early viewing advised to avoid disappointment.



For Illustration Purposes Only - Not To Scale
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

ACCOMODATION

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge

5.34m x 3.77m (17'6" x 12'4")

Dining Room

3.47m x 2.44m (11'4" x 8'0")

Conservatory

3.76m x 2.77m (12'4" x 9'1")

Kitchen

3.45m x 2.19m (11'3" x 7'2")

FIRST FLOOR

Bedroom One

4.74m x 2.80m (15'6" x 9'2")

Ensuite Shower Room

Bedroom Two

3.17m x 3.05m (10'4" x 10'0")

Bedroom Three

3.69m x 2.78m (12'1" x 9'1")

Bedroom Four

3.18m x 2.51m (10'5" x 8'2")

Family Bathroom

Landing

EXTERIOR

Garage

Carport Providing Off Street Parking

Rear Garden

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

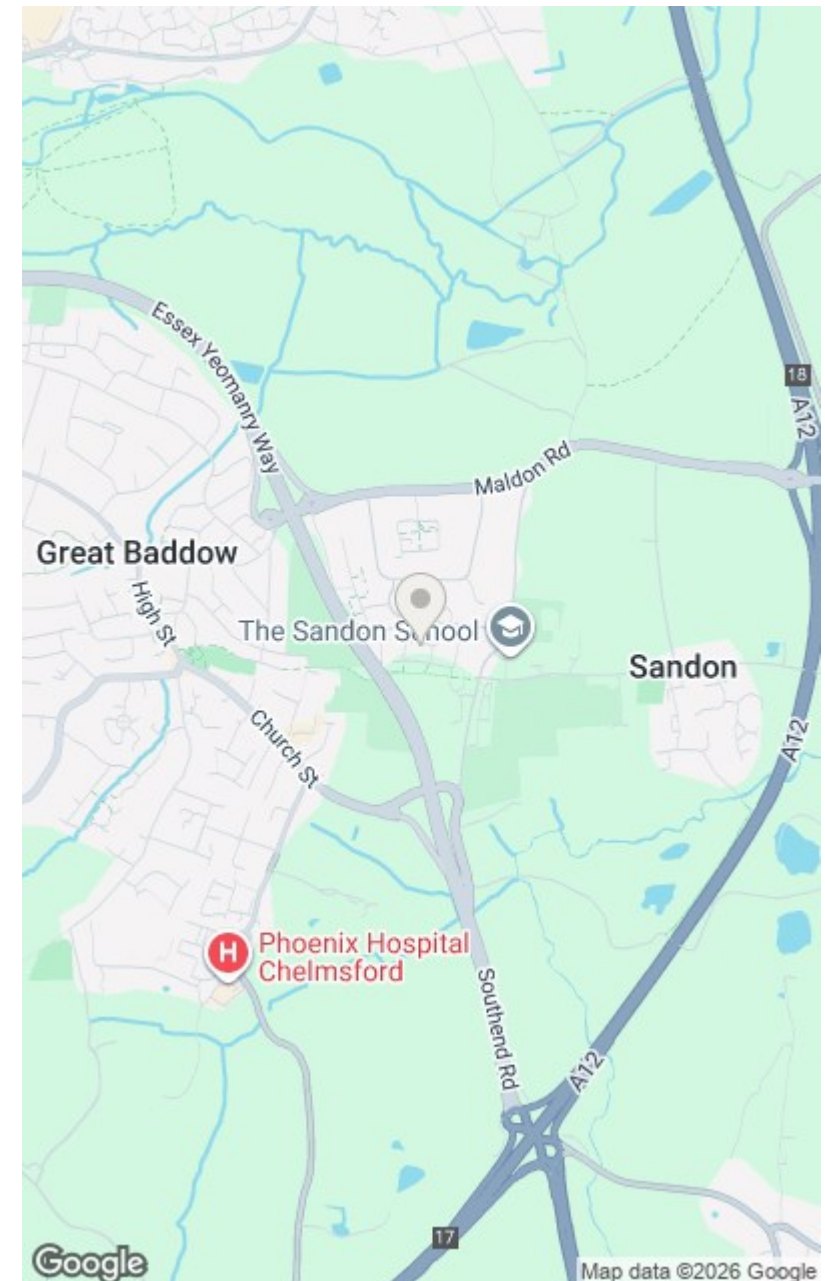
Local Authority - Chelmsford

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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