

Paul Mason Associates



Longacre, Chelmsford, CM1 3BJ

Guide price £475,000

- Detached Family Home
- Four Bedrooms
- Kitchen / Breakfast Room
- Lounge / Diner
- Cloakroom Plus Separate Ground Floor Shower Room
- Family Bathroom
- Garage Plus Off Road Parking
- Spacious Rear Garden With Patio
- Front Aspect Overlooking Countryside
- Convenient Location For Schools, Writtle and Chelmsford City

Gary Townsend at Paul Mason Associates offers this detached, four bedroom family home positioned on a no through road conveniently located between Chelmsford and Writtle. The property also benefits from an integral garage and a spacious rear gardens to the rear. The ground floor offers a lounge/diner, kitchen/breakfast room, shower room plus cloakroom. The four first floor bedrooms are serviced via a family bathroom.

The property is ideal for family living and is just a short walk from Writtle Village and Hylands Park where you can find a selection of countryside walks, local shops and pubs, post office, but to name a few. Chelmsford City itself offers a wider change of shopping and leisure facilities, a selection of prestigious schools, plus excellent road and rail links to London.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	82		
69			

Energy Efficiency Rating: 69 (Current), 82 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: 69 (Current), 82 (Potential).

EU Directive 2002/91/EC

## DISTANCES

Chelmsford Station: 2.1 miles

King Edward VI Grammar

School: 1.8 miles

Chelmsford County High

School: 2.0 miles

Writtle Infants & Junior School:

1.2 miles

Hylands School: 0.2 miles

Broomfield Hospital: 3.8 miles

Stansted Airport: 17.8 miles:

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Double glazed window to front, radiator, laminate flooring and coved ceiling.

#### Cloakroom

LLWC, wash hand basin, storage cupboard, laminate flooring and smooth ceiling.

#### Shower Room

Opaque window to side, shower cubicle, radiator and laminate flooring.

#### Lounge / Diner

6.34m x 3.31m (20'9" x 10'10")

A light and airy room overlooking the rear garden, double glazed windows to side and rear, feature fireplace, radiators, laminate flooring and coved ceiling. Glazed door to rear patio and garden.

#### Kitchen / Breakfast Room

5.44m x 2.15 (17'10" x 7'0")

Double glazed window to side rear, range of fitted base and wall units with granite effect worksurfaces incorporating a one and a half bowl sink/drain unit with central mixer tap and tiled splashback, built-in electric oven and hob, integrated fridge and freezer, space for dishwasher, breakfast bar, radiator, laminate flooring and door to side.

### FIRST FLOOR

#### Landing

Loft access, carpet to floor and coved ceiling ceiling.

#### Bedroom One

3.84m x 2.82m (12'7" x 9'3")

Double glazed window to rear, built-in wardrobes, radiator, carpet to floor and smooth coved ceiling.

#### Bedroom Two

3.21m x 2.48m (plus door recess)

(10'6" x 8'1" (plus door recess))

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

#### Bedroom Three

3.34m x 2.40m (10'11" x 7'10")

Double glazed window to front,

radiator, carpet to floor and smooth coved ceiling.

#### Bedroom Four

3.54m x 1.96m (11'7" x 6'5")

Double glazed window to front, built-in wardrobes, radiator, carpet to floor and smooth coved ceiling.

#### Family Bathroom

Opaque window to side, panelled bath with central mixer tap and electric shower over, LLWC, pedestal wash hand basin, heated towel rail, laminate flooring and coved ceiling.

### EXTERIOR

#### Garage & Driveway

The property is approached via a driveway with parking for a single vehicle and leads to the integral garage with up and over door plus power and lighting fitted. There is also a lawn area with steps leading the front door.

#### Rear Garden

The spacious rear garden is mainly laid to lawn and has an array of established trees and plants to the borders and a pathway that leads to the rear storage shed. There is also a patio area that can be accessed

from the lounge plus an outside 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.

#### Viewings

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



Paul Mason Associates

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